County of San Diego
Transportation Impact Fee Report

County of San Diego

John L. Snyder
Director of Public Works

Chandra Wallar
Assistant Director of Public Works

Robert D. Christopher
LUEG Program Manager

S. Jeff Bosvay
Public Works Program Coordinator

Robert Goralka, PE
Traffic/Transportation Planning Manager

F. Nick Ortiz
Traffic/Transportation Planning Specialist

Boyle Engineering Corporation

Eugene F. Shank, PE

Michael R. Crull, PE

David R. Spencer, PE

Melissa S. Wisdom

Wilson & Company

Mark E. Peterson, AICP

Sherry Ryan, PhD

Stephen C. Cook

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BOYLE 7807 Convoy Court, Suite 200 San Diego, CA 92111

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Executive Summary

Working with stakeholder groups, the County of San Diego (County) has identified the need to develop a County transportation impact fee (TIF) program to mitigate the indirect, cumulative traffic impacts of development throughout the unincorporated areas of the County. State law allows such programs, and about 60% of the counties in California have implemented them. The proposed program will fund the construction of identified transportation facilities and allocate the associated costs equitably among future developing properties. The program will not pay for fixing existing deficiencies.

For purposes of the County TIF, the unincorporated area of the County was divided into three regions: North, South and East. San Diego Association of Governments (SANDAG) regional land use forecasts and traffic models were used to determine the amount of expected future development and the types of transportation improvements needed. Future growth was evaluated on the basis of Equivalent Dwelling Units (EDU's), and it was found that future development (assuming build-out) would yield a total of 168,349 additional EDU's as follows:

- 60,652 EDU's in the communities of the North region
- 54,579 EDU's in the communities of the South region
- 53,118 EDU's in the communities of the East region

The TIF program differentiates between "local" transportation facilities (collectors and minor streets) that benefit primarily the community in which they are located, and "regional" facilities (state routes, prime arterials, major roads, and other regionally significant roadways) that benefit both the community and surrounding area – in this case the North, South or East region. Thus each community will have a different TIF rate comprised of a local component and a regional component.

The following facility costs and TIF rates were determined:

- Local facilities costing a total of $328M were identified, including streets of collector classification and below. This resulted in local TIF rates varying by community from $0 to $5,408.
- Regional facilities costing a total of $581M were identified, including state routes, prime arterials, and major roads. This

resulted in regional TIF rates of $4,731 for the North region, $2,859 for the South region, and $2,596 for the East region.

- Combining the local and regional components, total TIF rates vary from $2,596 in several communities to $10,139 in Bonsall.
- TIF rates for the communities of Fallbrook and Ramona were studied separately in the *Fallbrook and Ramona Transportation Impact Fee Report*, January 2005.

Further studies, including required environmental review, may result in the identification of different project alternatives with different costs. Also, the County is currently working on a general plan update (GP 2020). The County TIF program may be periodically reviewed and/or amended to accommodate such project changes. It is recommended that the TIF rates be indexed annually in order to keep up with future increases in the cost of construction.

Aside from TIF revenues, other revenue sources will be required to fund the non-eligible portions of the identified facilities (including existing deficiencies). Having TIF funds available can help the County leverage these other funding programs, especially state and federal grant programs.

The TIF program will satisfy the requirement of the recently voter-enacted TransNet sales tax extension (Proposition A) for a $2,000 fee for each new single family dwelling unit for regional transportation facilities.

Report Summary

Introduction

The County of San Diego (County) has identified the need to develop a transportation impact fee (TIF) program to mitigate the indirect, cumulative traffic impacts of development within the unincorporated area of the County (shown in Figure 1). State law allows such programs, and about 60% of the counties in California have implemented them. The primary functions of the proposed TIF program are to fund the construction of identified transportation facilities and to allocate the costs equitably among future developing properties.

The TIF program does not fund improvements to address existing deficiencies, which would continue to be the responsibility of existing developed land uses and government agencies, or the direct impacts of future development, which would continue to be the responsibility of individual development projects.

The County has determined that implementation of the TIF program is exempt from the California Environmental Quality Act, although any proposed transportation improvements would require environmental studies and approvals. Through that process, project alternatives may emerge that are different than those currently included in the TIF program.

Stakeholder groups played an important role in development of the TIF program. Involved parties included engineers, consultants, attorneys, environmentalists, some community members and property owners, and a variety of people in the development industry. Their involvement included discussions of the issues, review of draft work products, and attendance at a presentation on November 18, 2004, that summarized program concepts, methodology, proposed transportation projects and preliminary TIF rates.

Development Forecast

Analysis of land use changes between the present and build-out provided the basis for determining both the amount of expected future development and the types of transportation improvements needed to address cumulative traffic impacts. San Diego Association of Governments (SANDAG) regional land use forecasts indicate that the unincorporated area of the County contains a considerable amount of

vacant, developable land, and corresponding growth potential. The projected land use changes are summarized in Table 1.

Fee Methodology

The goal of the fee methodology is to provide a normalized basis to spread the costs of proposed transportation improvements equitably to future development projects.

The TIF program recognizes that certain "local" transportation facilities (collectors and minor streets) benefit primarily the community in which they are located, while "regional" facilities (state routes, prime arterials, and major roads) benefit both the community and surrounding areas. Therefore, a portion of the total TIF fee was calculated based on the cost of local facilities and apportioned to development only within the boundary of each community, while the remainder of the fee was calculated based the need for regional facilities and apportioned to development within three TIF Regions covering the unincorporated areas of the County. Those three regions are shown in Figure 2 and are labeled North, South and East.

Estimated traffic trip generation rates were assigned to future changes in land use, and the trip generation rates were normalized to correspond to residential land use. Specifically, future development types were assigned factors that equate their projected traffic impact to that of a single family dwelling. This factor is measured in Equivalent Dwelling Units (EDU's). The trip generation rates and EDU factors are summarized in Table 2.

Based on these analyses, it was found that future development in the unincorporated area (assuming build-out) would yield a total of 168,349 additional EDU's as follows (see Table 3):

- 60,652 EDU's in the communities of the North region
- 54,579 EDU's in the communities of the South region
- 53,118 EDU's in the communities of the East region

Identified Facilities

The SANDAG Regional Transportation Model was utilized to analyze base year (Year 2000) and projected build-out development conditions on the roadway network throughout the unincorporated area of the

County. Modeling assumptions for the future road network and projected land use are summarized in this section of the report. The *County Transportation Impact Fee (TIF) Program Transportation Needs Assessment* dated January 2005, included as Appendix A, contains additional detail relative to the traffic modeling analyses, approach, and overall findings.

Levels of Service (LOS) for the existing and future roadway networks are summarized in Appendix A. Traffic analyses compared future road network needs to existing needs, thus effectively eliminating the cost of fixing existing deficiencies from the TIF program.

Based on the traffic modeling, lane-miles of facilities needed to support future growth within the community were identified as eligible, either in whole or in part, for TIF funding. The TIF-eligible facilities are summarized in Appendix A. As already stated, further studies, including required environmental review, may result in the identification of different project alternatives with different costs. The County TIF program may be periodically reviewed and/or amended to accommodate such project changes.

County staff has reviewed the TIF facilities identified in this report and concluded that they do not conflict with current General Plan update (GP 2020) efforts. Upon adoption of GP 2020, it is recommended that the TIF program be reviewed and updated accordingly.

Facility Cost Estimates

In order to calculate TIF rates, planning-level cost estimates were based in part on estimates made in SANDAG's Regional Transportation Plan. Table 4 summarizes the applicable cost factors used to develop the facility cost estimates. The facility costs are tabularized by community and by street classification in Table 5.

Funding Requirements

As already mentioned, the TIF program differentiates between local and regional facilities. The following facility costs and TIF rates were determined:

- Local facilities costing a total of $328M were identified, including streets of collector classification and below. This resulted in local TIF rates varying by community from $0 to $5,408 (see Table 6).
- Regional facilities costing a total of $581M were identified, including state routes, prime arterials, and major roads. This resulted in regional TIF rates of $4,731 for the North region, $2,859 for the South region, and $2,596 for the East region (see Table 7).
- Combining the local and regional components, total TIF rates vary from $2,596 in several communities to $10,139 in Bonsall (see Table 8).
- TIF rates for the communities of Fallbrook and Ramona were studied separately in the *Fallbrook and Ramona Transportation Impact Fee Report*, January 2005.

Aside from TIF revenues, other revenue sources will be required to fund the non-eligible portions of the identified facilities (including existing deficiencies). Potential funding sources are discussed in this section. Having TIF funds available can help the County leverage these other funding programs, especially state and federal grant programs.

It is recommended that the TIF rates be indexed annually in order to keep up with future increases in the cost of construction.

The Statewide Community Infrastructure Program (SCIP) is a development impact fee financing program. If the County were to join SCIP, developers could be reimbursed for fees paid in order to obtain a building permit, or fees could be funded prior to obtaining a building permit.

Program Implementation

This section summarizes information required to satisfy §66001 of the Mitigation Fee Act. This information includes the purpose of the fee, the use of the fee, reasonable use (benefit), reasonable need (burden), and reasonable apportionment.

This section further summarizes information to satisfy Capital Improvement Program (CIP) requirements set forth in §66002 of the

Mitigation Fee Act. This information includes approximate location, size, time of availability, and estimated cost.

Collection of TIF funds and construction of identified TIF facilities may involve varying degrees of inter-agency coordination including Caltrans, SANDAG and local jurisdictions. The TIF program will satisfy the requirement of the recently voter-enacted TransNet sales tax extension (Proposition A) for a $2,000 fee for each new single family dwelling unit for regional transportation facilities.

Introduction

Overview

The County of San Diego (County) has identified the need for additional transportation facilities to address the projected cumulative traffic effects of future development within the unincorporated area (see Figure 1). The County has retained Boyle Engineering Corporation (Boyle) to develop a transportation impact fee (TIF) program to fund construction of identified transportation facilities, and allocate the costs equitably among future developing properties.

Transportation Impact Fees

An impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly levy impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools. A recent survey indicated that nearly 60% of California counties impose a TIF (*Impact Fee Survey*, compiled by Santa Barbara County Association of Governments, May 1997).

Transportation infrastructure needs can be characterized as existing deficiencies, direct impacts of future development, and indirect (cumulative) impacts of future development. Existing roadway deficiencies are the responsibility of existing developed land uses and government agencies, and should not be financed with impact fees. The proposed TIF program is not intended to mitigate direct impacts, which will continued to be the responsibility of individual developments.

The rationale supporting development of the County TIF program is that future development in the unincorporated area is required by law to mitigate cumulative traffic impacts on the County's road network. Without a TIF, future development would cause a continued decrease in roadway level-of-service and overall network capacity. A TIF program is a suitable mechanism for identifying needed transportation facilities to mitigate these cumulative traffic impacts, and allocating the associated costs in an equitable fashion.

This report proposes a County TIF to be assessed on all new development associated with the generation of traffic. The primary purpose of the TIF is twofold: (1) to fund the construction of identified facilities needed to reduce, or mitigate, projected cumulative traffic

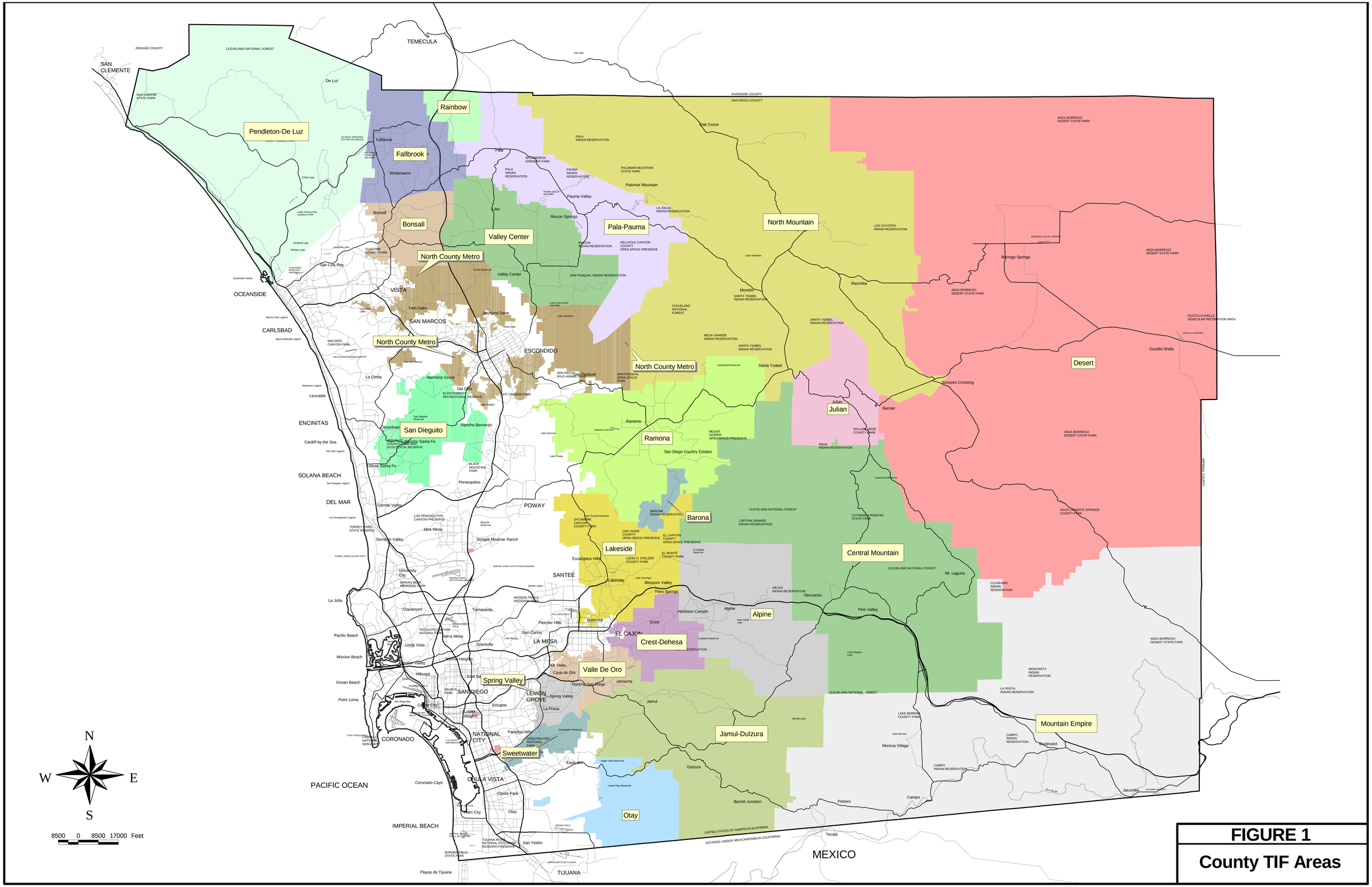

FIGURE 1

County TIF Areas

SOURCE: SANDAG, County of San Diego, and Boyle Engineering Corporation.

impacts resulting from future development within the County; and (2) to allocate the costs of these facilities equitably among future developing properties.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. To that end, local agencies generally require that a project's potential direct and cumulative impacts, and corresponding mitigation measures, be identified as part of the required environmental review process.

Cumulative Impacts

Cumulative impacts are those impacts caused collectively by all development within the community. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time (CEQA Guidelines §15355). The CEQA Guidelines recognize that "the only feasible mitigation for cumulative impacts may involve the adoption of ordinances or regulations rather than the imposition of conditions on a project-by-project basis" (CEQA Guidelines §15130(c)).

Recognizing that an individual development project is not wholly responsible for cumulative traffic impacts, each development project will be required to contribute to the mitigation in proportion to the project's estimated traffic generation rate. This report proposes a TIF to fund construction of identified transportation facilities in response to the total projected cumulative traffic impacts associated with future development within the County. Transportation facilities and other infrastructure necessary to mitigate the direct impacts of a given development project are not within the scope of the TIF.

Environmental Studies & Review

The facilities identified in this report are intended to provide increased road capacity to mitigate the cumulative traffic impacts of future development. No facilities will actually be constructed until necessary environmental review has been conducted. Further studies, including

environmental review, may show superior alternative projects that also meet the increased capacity need.

Exemption from CEQA Requirements

The rates collected through the TIF will be used on capital projects for transportation infrastructure necessary to maintain service within existing service areas. The County has determined that the act of adopting the proposed County TIF program and establishing the proposed TIF rates is statutorily exempt from the requirements of CEQA under §15273(a)(4) of the CEQA Guidelines.

Statutory Framework

Development and implementation of impact fees must conform to the statutory requirements of California Government Code §§66000 et seq. (commonly referred to as the "Mitigation Fee Act"). Prior to establishing, increasing or imposing an impact fee, the Mitigation Fee Act requires the local agency to make the following findings:

- Identify the purpose of the fee (§66001(a)(1)).
- Identify the use for the fee and the facilities to be built (§66001(a)(2)).
- Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (§66001(a)(3)).
- Determine a reasonable relationship between the need for the public facility and the type of development project (§66001(a)(4)).
- Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development (§66001(b)).

For purposes of the County TIF program, a statement of requisite findings is presented in the "Program Implementation" section of this report.

Stakeholder Group Participation

When developing the Fallbrook and Ramona TIF programs the County met with stakeholder groups to define the basic structure, major program concepts, and key elements of the program. Draft work

products and monthly status reports were distributed to stakeholders as they became available.

After a few months of program development, it became evident that a TIF program was also needed for the remaining unincorporated county communities, which also experience development pressures and the need to identify mitigation for cumulative impacts that new development places on its transportation facilities. Part of the need for a countywide TIF came from information ascertained during development of the Fallbrook and Ramona TIF, identifying functional differences between "regional" type facilities which offer transportation benefits beyond the boundaries of individual community plan areas, and "local" facilities which tend to benefit only the individual communities within which they are located. Additionally, during this time, several unincorporated communities (other than Fallbrook and Ramona) specifically requested a TIF program be developed for their areas.

As work products and project milestones related to a countywide TIF were compiled, they were included in the monthly stakeholder update distribution. The distribution was expanded to a broader spectrum of interested parties including, engineers, consultants, attorneys, environmentalists, some community members and property owners, and a variety of people in the development industry. On November 18, 2004, stakeholders were invited to a presentation summarizing program concepts, methodologies used in program development, proposed transportation projects and preliminary TIF rates.

Fee Development Process

The remainder of this report summarizes the process by which the proposed TIF was developed, as presented in the following sections:

- Development Forecast
- Fee Methodology
- Identified Facilities
- Facility Cost Estimates
- Funding Requirements
- Program Implementation

Development Forecast

Community Growth

One of the fundamental concepts supporting implementation of the County TIF is that new development within the unincorporated area will generate the need for additional transportation facilities, or portions thereof. An evaluation of projected growth within the County is an essential component to the development of the TIF. Information relative to the future growth potential in the County serves several functions, including:

- Facilitates the identification of infrastructure necessary to serve future growth.
- Provides a fundamental basis for apportioning costs of necessary infrastructure to future development.

Projected Development

San Diego Association of Governments (SANDAG) regional land use forecasts indicate that many communities within the County have a considerable amount of vacant developable land, and corresponding growth potential. Table 1 provides a summary of Year 2004 and projected build-out land use data for the unincorporated County.

The land use data contained in Table 1 is based on *SANDAG Final 2030 Cities/County Forecast* (December 2003); some future residential unit values were revised based on more current data obtained from the County. SANDAG's forecast is intended to reflect the likely distribution of growth based on the currently adopted plans and policies of the 18 cities in the county and available information from the County General Plan update (GP 2020).

TABLE 1: Projected Development Summary for Unincorporated County

LAND USE	Year 2004 [1]	Build-Out [2]	Change
Single Family Residential (units)	119,912	185,867	+65,955
Multi-Family Residential (units)	25,108	34,552	+9,444
Mobile Home Residential (units)	15,080	16,575	+1,495
All Residential (acres)	236,570	721,944	+485,374
Agricultural & Extractive (acres)	73,865	72,647	-1,218
Commercial/Services (acres)	11,935	13,554	+1,619
Industrial (acres)	4,619	7,739	+3,120
Office (acres)	184	237	+53
Military Use (acres)	125,792	125,792	+0
Parks (acres)	849,605	849,560	-45
Roads & Freeways (acres)	28,783	29,396	+613
Schools (acres)	1,755	2,226	+471
Developed Area (acres)	1,333,108	1,823,095	+489,987
Vacant Developable Area (acres)	489,987	0.0	-489,987
Constrained Area [3] (acres)	462,995	462,995	+0.0
TOTAL AREA (acres)	2,286,090	2,286,090	+0.0

[1] Residential units from SANDAG Year 2004 estimate. Non-residential acreage based on average of 2000 and 2010 values.
[2] Residential values based on *General Plan 2020 Build-Out Residential Growth Estimates* (October 2004). Non-residential values based on SANDAG Year 2030 projection and remaining vacant developable land data.
[3] Vacant land not available for development for physical, public policy, or environmental reasons.

Fee Methodology

Trip Generation Rates

Trip generation rates are the cornerstone of most traffic modeling efforts. By definition, trip generation rates provide a relative measure of estimated vehicular volumes by land use and other property characteristics. The relationship between generation of trips and utilization of transportation facilities is clear. Trip generation rates are commonly used to apportion the benefits associated with transportation infrastructure improvements.

Equivalent dwelling units (EDU's) are a unit of measure representative of the estimated trip generation rate for a single family residence. By comparing the trip generation rate for a given land use to that of a single family residence, EDU's can be established for the various land uses. Table 2 summarizes trip generation rates and EDU equivalency factors for land uses with potential growth identified in Table 1.

TABLE 2: Trip Generation Rates & EDU Equivalencies

LAND USE	Trip Rate [1]	EDU Factor [2]
Single Family Residential	12 trips/unit	1.000 EDU/unit
Multi-Family Residential [3]	5 – 8 trips/unit	0.417 – 0.667 EDU/unit
Commercial/Services	400 trips/acre	33.333 EDU/acre
Industrial	150 trips/acre	12.500 EDU/acre
Office	300 trips/acre	25.000 EDU/acre
Parks	5 trips/acre	0.417 EDU/acre
Roads & Freeways [4]	0 trips/acre	0.000 EDU/acre
Schools	50 trips/acre	4.167 EDU/acre

[1] Trip generation rates based on a review of data contained in *San Diego Traffic Generators Manual* (SANDAG, April 2002).
[2] EDU equivalency factor represents the ratio between the applicable trip rate (for the subject land use) and the Single Family Residential trip rate (i.e., 12 trips = 1 EDU).
[3] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development for modeling purposes.
[4] Roads and freeways (as a land use) do not *generate* new trips.

Projected EDU's

The total cost of the County TIF program (i.e., estimated cost of facilities, administration, etc.) will be funded through separate fee schedules applicable to future development within each community

plan area. The TIF applicable to a given development project will be calculated as a function of estimated vehicular trip generation, expressed in terms of EDU's. Table 3 provides a summary of projected EDU's (by TIF Region) attributable to future development for each of the communities within the County.

TABLE 3: Projected EDU's Attributable to Future Development

COMMUNITY PLANNING AREA	PROJECTED EDU'S BY TIF REGION [1]		
	North	South	East
Alpine		6,470	
Bonsall	2,920		
Central Mountain			675
County Islands		428	
Crest-Dehesa		544	
Desert			28,072
Fallbrook	13,915		
Jamul-Dulzura		6,431	
Julian			996
Lakeside (including Pepper Drive-Bostonia)		12,924	
Mountain Empire			9,960
North County Metro	15,608		
North Mountain			1,551
Otay		20,107	
Pala-Pauma	4,259		
Pendleton-De Luz	427		
Rainbow	2,384		
Ramona			11,864
San Dieguito	10,025		
Spring Valley		4,433	
Sweetwater		1,338	
Valle De Oro		1,904	
Valley Center	11,114		
TOTAL	60,652	54,579	53,118

[1] EDU's calculated based on growth potential (units or acres) multiplied by applicable EDU equivalency factor. Growth potential based on comparison of Year 2004 and projected build-out land use data. Refer to Figure 2 for location of TIF Regions.

A summary of land use data, growth potential and projected EDU's for each community is included in Appendix B.

Local & Regional Facilities

State routes, prime arterials, and major roads serve as the primary means for regional and inter-community vehicular travel. These "regional" facilities benefit a broader area than an individual community. By contrast, collectors and minor streets generally provide local access to the various areas within a community. As such, these "local" facilities tend to benefit only the individual communities within which they are located. Consistent with this concept, proposed TIF facilities are identified as either "local" or "regional" for purposes of equitably apportioning eligible costs.

The County is divided into the following three TIF Regions (as shown in Figure 2) for facility identification and cost apportionment purposes: North, South and East. The eligible costs of "regional" TIF facilities (i.e., state routes, prime arterials, major roads, and other regionally significant roadways) are apportioned to future growth within the applicable TIF Region, whereas eligible "local" TIF facility costs are apportioned to the community in which they are physically located.

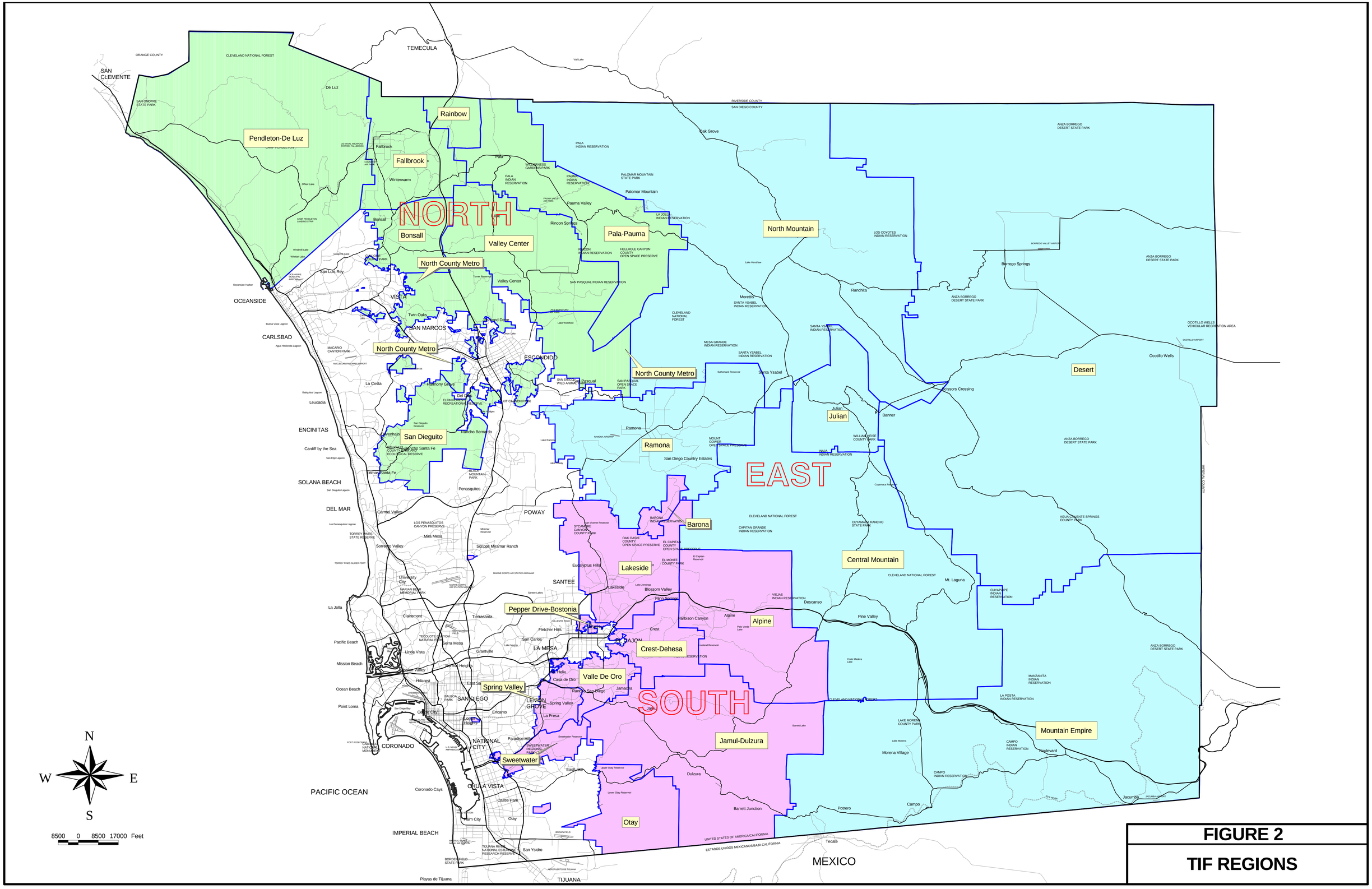

FIGURE 2

TIF REGIONS

SOURCE: SANDAG, County of San Diego, and Boyle Engineering Corporation.

Identified Facilities

Traffic Modeling

The SANDAG Regional Transportation Model was utilized to analyze base year (Year 2000) and projected build-out development conditions on the roadway network within the unincorporated County area. Assumptions relative to the future road network and land use (trip generation) are summarized below.

Roadway Network Assumptions

Build-out development conditions were modeled with the following network assumptions:

Unincorporated County Area

- Currently built County General Plan Circulation Element roads
- Active County Capital Improvement Program (CIP) road projects
- Currently built non-circulation element roads critical to local circulation

Incorporated Areas

- SANDAG Series 10 network reflecting Mobility 2030 "reasonably expected" funding scenario improvements through the Year 2030

Land Use (Trip Generation) Assumptions

Utilizing SANDAG regional trip rate factors, build-out development conditions were modeled with the following land use assumptions:

Unincorporated County Area

- GP 2020 Residential Baseline Map (October 2004)

Incorporated Areas

- SANDAG Series 10 Year 2030 land uses

Tribal Lands

- Build-out of known or currently proposed tribal gaming facilities

Areas Outside San Diego County

- Year 2030 levels of trip attractions/productions based on SANDAG Series 10 forecasts for Riverside, Orange and Imperial Counties, and Mexico

Reference is made to the *County Transportation Impact Fee (TIF) Program Transportation Needs Assessment* dated January 2005 (included as Appendix A), which contains additional detail relative to the traffic modeling approach, analyses, assumptions, and findings.

Countywide Needs Assessment

The adequacy of a roadway system is often measured in terms of level-of-service (LOS). LOS is based on a comparison of traffic volume to roadway capacity (see Appendix A, Section 2.3). The LOS standard for the County TIF program is "D" or better.

Ideally, the existing roadway system would adequately serve existing traffic demands, and the need for new and expanded transportation facilities would be generated solely by future growth. Recognizing that existing transportation facilities often do not have adequate capacity to support existing traffic demands and that new development should not bear the cost of fixing existing deficiencies, a preliminary assessment of both existing deficiencies and future transportation needs was completed.

The County road system was analyzed to identify deficient road segments, and quantify the amount of additional capacity (in terms of lane-miles) necessary to achieve acceptable LOS ("D" or better). Figure 3-1 (in Appendix A) displays roadways with deficient LOS (i.e., LOS E or worse) under Year 2000 conditions. Figure 3-2 (in Appendix A) displays roadways with deficient LOS (i.e., LOS E or worse) under projected build-out conditions.

Facility Identification Process

Roadway requirements (additional lane-miles) attributable to future growth were identified through the following process:

- Roadway segments not meeting LOS "D" for Year 2000 conditions were identified.

- The number of additional lane-miles necessary to achieve acceptable LOS ("D" or better) was calculated for these roadway segments.
- Total Year 2000 roadway requirements (additional lane-miles needed) were summarized by road class for each community planning area.
- Roadway segments not meeting LOS "D" for build-out conditions were identified.
- The number of additional lane-miles necessary to achieve acceptable LOS was calculated for these roadway segments.
- Total build-out roadway requirements (additional lane-miles needed) were summarized by road class for each community planning area.
- For each community, build-out and Year 2000 roadway requirements were compared to identify the additional capacity (lane-miles) by road class required to serve future growth.

A summary of deficiencies and roadway requirements (additional lane-miles needed by facility class) for each community planning area is shown in Appendix A for Year 2000 (see Table 3.1 and Table 3.3) and build-out (see Table 3.2 and Table 3.4) conditions, respectively. A summary of deficiencies and roadway requirements attributable to future growth is shown in Table 3.5 (in Appendix A).

Program Facilities

A list of County TIF program facilities (deficient road segments) is contained in Appendix A. The facilities identified in this report are intended to address future deficiencies in road capacity caused by the cumulative traffic impacts of future development. Further studies, including required environmental review, may result in the identification of superior alternatives for dealing with cumulative traffic impacts. The County TIF program may be periodically reviewed and/or amended to permit funding the construction of these superior alternatives.

General Plan 2020

It should be noted that the County is currently in the process of updating the General Plan, as part of the General Plan 2020 (GP 2020)

project. The County has reviewed the TIF facilities identified in this report and concluded that they do not conflict with current GP 2020 efforts. Upon adoption of GP 2020 (or any other significant modification to the existing General Plan), it is recommended that the development forecast, traffic modeling, and funding requirements to address future roadway demands be reviewed and updated accordingly.

Facility Cost Estimates

Cost Assumptions

In order to calculate TIF rates, it was necessary to estimate the cost of additional facilities attributable to future development. Table 4 summarizes the unit costs utilized for estimating the cost of additional roadway lane-miles.

TABLE 4: Unit Cost Assumptions

FACILITY TYPE	Cost Per Additional Lane-Mile
State Route (Highway)	$8.0 million
Prime Arterial	$3.0 million
Major Road	$2.7 million
Collector or Lesser Roadway	$2.4 million

SOURCE: *County Transportation Impact Fee (TIF) Program Transportation Needs Assessment* dated January 2005 (see Table 3.6, Appendix A).

These planning-level unit costs were based in part on estimates made in SANDAG's Regional Transportation Plan. These unit costs include all planning, design, right-of-way, environmental, construction and program administration (2%) costs. A summary of planning-level costs for regional and local facilities attributable to future development in each community is shown in Table 5.

TABLE 5: Cost of Facilities Attributable to Future Development

COMMUNITY PLANNING AREA	ESTIMATED COST (in millions)				
	REGIONAL [1]			LOCAL	
	State Route	Prime Arterial	Major Road [2]	Collector & Below	TOTAL
Alpine	$0.00	$0.56	$1.00	$10.19	$11.74
Bonsall	$68.80	$0.00	$27.19	$15.79	$111.79
Central Mountain	$38.79	$0.00	$0.00	$0.00	$38.79
County Islands	$0.00	$0.00	$0.00	$0.00	$0.00
Crest-Dehesa	$0.00	$0.00	$22.00	$0.48	$22.48
Desert	$0.00	$0.00	$0.00	$7.37	$7.37
Fallbrook [3]	$24.66	$0.00	$60.20	$70.99	$155.85
Jamul-Dulzura	$79.87	$0.00	$0.00	$12.02	$91.89
Julian	$0.00	$0.00	$0.00	$0.00	$0.00
Lakeside	$0.00	$0.77	$1.58	$36.06	$38.42
Mountain Empire	$21.82	$0.00	$0.00	$0.00	$21.82
North County Metro	$31.59	$16.81	$0.00	$23.53	$71.93
North Mountain	$20.16	$0.00	$0.00	$0.00	$20.16
Otay	$0.00	$50.21	$0.00	$11.34	$61.54
Pala-Pauma	$18.59	$0.00	$0.00	$4.22	$22.82
Pendleton-De Luz	$0.00	$5.27	$0.00	$0.00	$5.27
Pepper Drive-Bostonia	$0.00	$0.00	$0.00	$9.59	$9.59
Rainbow	$0.00	$0.00	$0.00	$9.20	$9.20
Ramona [3]	$27.29	$0.00	$29.83	$53.46	$110.58
San Dieguito	$0.00	$6.45	$0.25	$28.05	$34.75
Spring Valley	$0.00	$0.01	$0.00	$2.49	$2.50
Sweetwater	$0.00	$0.00	$0.00	$1.45	$1.45
Valle De Oro	$0.03	$0.00	$0.00	$7.27	$7.31
Valley Center	$0.00	$26.17	$0.95	$24.78	$51.90
TOTAL	$331.60	$106.25	$143.00	$328.31	$909.17

[1] Regional facility costs reduced by 7% to account for future traffic volumes not attributable to development within the unincorporated area. Refer to "Through Trip Estimates" contained in Section 3.4, Appendix A.

[2] Major roads and other regionally significant roadways.

[3] Fallbrook and Ramona facility costs from *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005).

NOTE: Figures may not add to total due to rounding.

Funding Requirements

Local Facilities

Each community's TIF rate includes a Local TIF Rate and a Regional TIF Rate. The purpose of the Local TIF Rate is to apportion eligible costs of local TIF facilities (i.e., collectors and other minor roads) to future growth within the community. Total estimated local facility costs, projected local growth within the community, and calculated Local TIF Rates are summarized in Table 6.

TABLE 6: Local Facility Costs & TIF Rates

COMMUNITY PLAN AREA	LOCAL COST [1] ($ millions)	LOCAL GROWTH (EDU's)	LOCAL TIF RATE [2] ($/EDU)
Alpine	$10.19	6,470	$1,574
Bonsall	$15.79	2,920	$5,408
Central Mountain	$0.00	675	$0
County Islands	$0.00	428	$0
Crest-Dehesa	$0.48	544	$882
Desert	$7.37	28,072	$263
Fallbrook	-- [3]	-- [3]	-- [3]
Jamul-Dulzura	$12.02	6,431	$1,870
Julian	$0.00	996	$0
Lakeside (including Pepper Dr-Bostonia)	$45.66	12,924	$3,533
Mountain Empire	$0.00	9,960	$0
North County Metro	$23.53	15,608	$1,508
North Mountain	$0.00	1,551	$0
Otay	$11.34	20,107	$564
Pala-Pauma	$4.22	4,259	$992
Pendleton-De Luz	$0.00	427	$7
Rainbow	$9.20	2,384	$3,859
Ramona	-- [3]	-- [3]	-- [3]
San Dieguito	$28.05	10,025	$2,798
Spring Valley	$2.49	4,433	$562
Sweetwater	$1.45	1,338	$1,086
Valle De Oro	$7.27	1,904	$3,820
Valley Center	$24.78	11,114	$2,230

[1] Local facility costs eligible for TIF funding.
[2] TIF rates may vary from calculated table values due to rounding and display of significant digits.
[3] Fallbrook and Ramona TIF rates presented in *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005).

Regional Facilities

The purpose of the Regional TIF Rate is to apportion eligible costs of regional TIF facilities (i.e., state routes, prime arterials, major roads, and other regionally significant roadways) to future growth within the applicable region. Total estimated regional facility costs, projected regional growth, and calculated Regional TIF Rates are summarized in Table 7.

TABLE 7: Regional Facility Costs & TIF Rates

TIF REGION [1]	REGIONAL COST [2] ($ millions)	REGIONAL GROWTH (EDU's)	REGIONAL TIF RATE ($/EDU)
North	$286.93	60,652	$4,731
South	$156.03	54,579	$2,859
East	$137.89	53,118	$2,596

[1] Refer to Figure 2 for location of TIF Regions.
[2] Regional facility costs eligible for TIF funding.

Proposed Fee Rates

Table 8 summarizes the proposed total TIF rates for each community within the County based on the local and regional TIF rates identified in Table 6 and Table 7.

TABLE 8: Proposed Total TIF Rates

COMMUNITY PLAN AREA	LOCAL TIF RATE ($/EDU)	REGIONAL TIF RATE ($/EDU)	TOTAL TIF RATE [1] ($/EDU)
Alpine	$1,574	$2,859	$4,433
Bonsall	$5,408	$4,731	$10,139
Central Mountain	$0	$2,596	$2,596
County Islands	$0	$2,859	$2,859
Crest-Dehesa	$882	$2,859	$3,741
Desert	$263	$2,596	$2,859
Fallbrook	-- [2]	-- [2]	-- [2]
Jamul-Dulzura	$1,870	$2,859	$4,729
Julian	$0	$2,596	$2,596
Lakeside (including Pepper Dr-Bostonia)	$3,533	$2,859	$6,392
Mountain Empire	$0	$2,596	$2,596
North County Metro	$1,508	$4,731	$6,239
North Mountain	$0	$2,596	$2,596
Otay	$564	$2,859	$3,423
Pala-Pauma	$992	$4,731	$5,723
Pendleton-De Luz	$7	$4,731	$4,738
Rainbow	$3,859	$4,731	$8,590
Ramona	-- [2]	-- [2]	-- [2]
San Dieguito	$2,798	$4,731	$7,529
Spring Valley	$562	$2,859	$3,421
Sweetwater	$1,086	$2,859	$3,945
Valle De Oro	$3,820	$2,859	$6,679
Valley Center	$2,230	$4,731	$6,961

[1] Includes program administration (2%).
[2] Fallbrook and Ramona TIF rates presented in *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005).

The TIF will be assessed on all new development associated with the generation of traffic. The TIF *does not* include a tiered or reduced rate structure to accommodate special types of development, such as those related to revitalization or economic development. Any credits and/or incentives for those kinds of development are not included in this program.

Other Funding Sources

The TIF is intended to fund identified transportation facilities, or portions thereof, needed to mitigate the cumulative traffic impacts of future development. Other revenue sources will be required to fund existing network deficiencies or portions of capacity not attributable to new growth. Sources of additional revenue may include:

- General and Special Taxes (including property taxes, TransNet, Gas Tax and other sales/use taxes).
- State and federal grant monies.
- County Service Area funding.
- Community Services District funding.
- Special assessments.

Table 9 summarizes annual TransNet and Gas Tax (Proposition 111) County revenues for the past five fiscal years.

TABLE 9: Historical TransNet & Gas Tax County Revenues

REVENUE SOURCE	FISCAL YEAR				
	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
TransNet [(1)]	$9,351,646	$11,130,353	$12,791,116	$9,344,968	$11,729,475
Gas Tax	$40,385,012	$41,617,248	$43,385,617	$43,219,777	$43,983,514
COMBINED TOTAL	$49,736,658	$52,747,601	$56,176,733	$52,564,745	$55,712,989

(1) Proposition A (TransNet 40-year reauthorization) recently approved by voters on November 2, 2004.

In recent years, the County has allocated approximately 37% of the combined Gas Tax and TransNet revenue for building capital projects. The remaining 63% has been spent on operations and maintenance, repair, and traffic control activities. For Fiscal Year 2004-2005, approximately $19.5 million was allocated for construction of new transportation projects. Maintaining this trend over a 25-year period would result in roughly $488 million for projects throughout the County.

TIF funds will be used for the specific improvements identified in this report to accommodate future growth, and non-TIF funds will be used to address existing deficiencies. Gas Tax and TranNet revenues will be

the most reliable source of non-TIF funds. However, having TIF funds available can help the County leverage other funding sources, including state and federal grants. Grant programs often require a high level of difficult-to-find matching funds. Having a TIF program demonstrates a committed plan of action for road network improvements and TIF revenue can provide a ready source of matching funds. Both of these factors can provide a competitive edge when vowing for grants.

Annual Cost-Indexing

It is recommended the TIF rates be indexed annually in order to keep up with future increases in the cost of construction. The "Los Angeles Construction Cost Index" (LACCI) compiled by *Engineering News Record* (published by McGraw-Hill Publishing Company) is a regionally appropriate index, commonly referenced for such purposes. The TIF rates contained in this report have been calculated based on an LACCI of 8,168 (September 2004).

Indexing the rates to the LACCI is not intended to preclude the County from periodic evaluation and adjustment of the TIF rates to better reflect the cost of current construction and other unforeseen project cost increases.

Fee Schedules

The TIF applicable to a given project will be calculated as a function of estimated vehicular trip generation, expressed in terms of EDU's, multiplied by the applicable total TIF rate. Appendix C contains fee schedules for each community based in part on a review of estimated trip generation rates contained in SANDAG's *San Diego Traffic Generators Manual* (April 2002). Fees for land uses not explicitly identified in the fee schedules will be based on estimated trip rates published in the *San Diego Traffic Generators Manual* and the "Other" land use category (see Appendix C).

Statewide Community Infrastructure Program

The Statewide Community Infrastructure Program (SCIP), sponsored by the League of California Cities (League) and the California State Association of Counties (CSAC), is a development impact fee financing program. SCIP offers tax-exempt pooled bond financing that

provides economies of scale while greatly reducing cost of issuance and improving interest rates for projects of any size. Utilizing SCIP, developers can be reimbursed for fees paid in order to obtain a building permit, or fees can be funded prior to obtaining a building permit. SCIP offers the following impact fee financing alternatives:

- ***Reimbursement Program***: local agency receives impact fees at issuance of building permit; property owner is reimbursed by SCIP for eligible amount from bond proceeds.
- ***Pre-Funding Program***: impact fees set at time of approval of Tentative Map; local agency receives funds from SCIP after issuance of bonds.

Both of these programs involve the establishment of an assessment district into which applicant properties (or developments) will be required to annex. The property owner is reimbursed for the financed fees, and the bonds are payable through assessment installments levied on the landowner's property.

The California Statewide Communities Development Authority, a joint powers authority sponsored by the League and CSAC, funds these programs through the issuance of 30-year limited obligation bonds authorized by the Improvement Bond Act of 1915, with assessment liens imposed under the Municipal Improvement Act of 1913.

Some advantages of SCIP include:

- Pre-funding program can provide up front financing
- Better economies of scale due to pooled financing
- Tax-exempt financing available to smaller projects
- An alternative to fee deferral programs
- Lower costs and interest rates due to size and diversity
- SCIP handles all administration

Local agencies can become a member of SCIP by passing a resolution. After passage of the requisite resolution, individual developers or property owners can apply to SCIP for participation in eligible programs.

Program Implementation

Statement of Findings

The following information is provided to assist the County with satisfaction of the requisite statutory findings contained in §66001 of the Mitigation Fee Act:

Purpose of the Fee. The purpose of the TIF is to fund program implementation and construction of identified transportation facilities in response to the anticipated cumulative traffic impacts associated with future development within the unincorporated area.

Use of the Fee. The TIF will be used to fund program implementation and construction of certain local transportation facilities within each community in the County. The TIF will also be used to fund program implementation and construction of certain regional facilities within the applicable TIF region.

Reasonable Use (Benefit). Future development will have a significant, not easily mitigated, cumulative traffic impact on each community's local and regional road network. The TIF will be used to fund additional transportation infrastructure to accommodate future development and facilitate better traffic circulation within the individual communities in the County, and the applicable region, and thus mitigate this cumulative impact.

Reasonable Need (Burden). Future development will have a significant, and not easily mitigated, cumulative traffic impact on each community's road network. The TIF will be used to fund additional transportation infrastructure alleviating some of the impacts associated with future development within the unincorporated area.

Reasonable Apportionment. The TIF facilities, or portions thereof, were identified based on an analysis of existing and future deficiencies and roadway requirements. The costs of TIF facilities will be apportioned to future development based on relative vehicular trip generation rates.

Capital Improvement Program

The following facility information is provided to assist the County with satisfaction of the Capital Improvement Program (CIP) requirements set forth in §66002 of the Mitigation Fee Act:

Approximate location. The approximate location of each identified transportation facility is conceptually depicted and described in Appendix A. Additional regional transportation facilities are conceptually depicted and described in the *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005), incorporated herein by reference.

Size. The size and/or characteristics of each identified transportation facility are provided in Appendix A. The size of additional regional transportation facilities is contained in the *Fallbrook & Ramona Transportation Impact Fee Report* (January 2005), incorporated herein by reference.

Time of Availability. The identified transportation facilities will be constructed based on availability of funding, and as necessary to address the cumulative traffic impacts of future development in the County.

Estimated Cost. The estimated cost of the identified transportation facilities (in September 2004 dollars) is provided in Table 5.

Inter-Agency Coordination

Collection of TIF funds and construction of identified TIF facilities may involve varying degrees of inter-agency coordination. For example, Caltrans has jurisdiction over state routes, portions of which may be improved as part of the County TIF program. The financial aspects and timing of construction activities for such projects will certainly require considerable attention and coordination.

The TransNet sales tax extension (Proposition A), recently approved by voters on November 2, 2004, requires local jurisdictions to collect a $2,000 fee for each new residential dwelling unit to fund the Regional Arterial System (as defined in SANDAG's most recent and adopted Regional Transportation Plan). Since State Routes and other facilities in the Regional Transportation Plan are included in the improvements

for which the County TIF is collected, the County has determined that the obligation to collect the $2,000 fee is already met. In other words, there will be no additional fees collected beyond the County TIF amount in order to satisfy the TransNet requirement.

APPENDIX

Appendix A

County Transportation Impact Fee (TIF) Program Transportation Needs Assessment

FINAL REPORT

Transportation Needs Assessment

County Transportation Impact Fee (TIF) Program

(Project Number: X4310-034)

Prepared for:

County of San Diego

Department of Public Works
5201 Ruffin Road, Suite D
San Diego, CA 92123 - 1295

BOYLE

7807 Convoy Court, Suite 200
San Diego, CA 92111

January 2005

Transportation Needs Assessment

County Transportation Impact Fee (TIF) Program

(Project Number: X4310-034)

Prepared by:

WILSON &COMPANY
701 B Street
Suite 1220
San Diego, CA 92101

Prepared for:

County of San Diego
Department of Public Works
5201 Ruffin Road, Suite D
San Diego, CA 92123 - 1295

BOYLE
7807 Convoy Court, Suite 200
San Diego, CA 92111

January 2005

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1.0 Introduction

This report summarizes the various traffic assessments conducted in support of the preparation of a County Transportation Impact Fee (TIF) Program under consideration by the County of San Diego.

1.1 Purpose and Background

The rationale supporting development of a County TIF program is that future development within the unincorporated areas of San Diego County will have to mitigate direct and cumulative impacts on the local and regional roadway networks. Without provision of necessary roadway improvements, future development will cause a continued decrease in roadway level of service and overall network capacity. A TIF is a suitable mechanism for identifying required transportation facilities and allocating the costs in an equitable fashion.

In contrast to the more focused facility-level evaluations conducted for both the Fallbrook and Ramona TIF programs, the approach to the County needs assessment was broader and more generalized. Future roadway requirements were quantified in terms of lane-miles of additional capacity necessary to serve future growth and development at acceptable level of service standards.

This report presents an assessment of anticipated future roadway deficiencies on the County's Circulation Element roadway network, along with the additional lane-miles of roadway required to maintain acceptable Level of Service (LOS) under General Plan 2020 buildout conditions. The objective of the TIF is to ensure that adequate transportation facilities will be available to meet the projected needs of the unincorporated areas, and that the facilities planned are consistent with acceptable level of service and design standards.

1.2 Organization of the Report

Following this Introduction, **Chapter 2.0** presents methodologies which were employed for identifying roadway deficiencies and assessing the portion of the future roadway deficiencies caused by new growth and development. **Chapter 3.0** presents the traffic assessment results, including existing and future roadway lane-mile deficiencies and needs, as well as estimated improvements costs by Community Planning Area (CPA).

2.0 Approach and Methodologies

This chapter discusses key roadway network and land use assumptions for the purposes of traffic modeling, in addition to a review of the methods utilized for identifying existing and future roadway needs and costs.

2.1 Key Traffic Modeling Assumptions

The SANDAG Regional Transportation Model was utilized to analyze base year (Year 2000) and projected build-out development conditions on the roadway network within the unincorporated portions of the County. Buildout development conditions were based upon the most recent preferred land use scenario from the County's General Plan 2020 process. Assumptions relative to the future road network and land use (trip generation) are summarized below.

Roadway Networks

Build-out development conditions were modeled with the following network assumptions:

Unincorporated Areas

- Currently built Circulation Element roadways
- Active County CIP roadway projects
- Currently built non-circulation element roads critical to local circulation.

Incorporated Areas

- SANDAG Series 10 network reflecting "Reasonably Expected" improvements through the Year 2030. The SANDAG Series 10 forecast provides the most recent officially adopted population, employment, and land use projection for the San Diego region. The Reasonably Expected Revenue scenario, and associated transportation system improvements, assumes both current sources of transportation revenue as well as future revenue sources – such as the extension of the local TransNet transportation sales tax measure which passed on November 2, 2004. It also assumes additional federal funds for major capital projects, and increases in state and federal gas taxes based on historical trends. This revenue forecast is consistent with the Mobility 2030 Plan, the region's Long Range Transportation Plan.

Land Uses

Utilizing SANDAG regional trip rate factors, build-out development conditions were modeled with the following land use assumptions:

All County Unincorporated Areas

- Based on Residential Baseline Map (October 2004) from the County of San Diego General Plan 2020 planning process.
- Includes County constraints and no regional control totals.

Incorporated Areas

- SANDAG Series 10 Year 2030 land uses.

Tribal Lands

- Build-out of known or currently proposed tribal gaming facilities.

Areas Outside San Diego County

- Year 2030 levels of trip attractions/productions based on SANDAG Series 10 forecasts for Riverside, Orange and Imperial Counties, and Mexico.

2.2 Roadway Needs Assessment Process

The County roadway LOS assessment required a broad system analysis approach, one which considered future roadway needs throughout the entire unincorporated County. Ideally, the existing roadway system would adequately serve existing development, and the need for new and expanded transportation facilities would be generated by future growth. Recognizing that existing transportation facilities often do not have adequate capacity to support existing development, a system assessment of both existing deficiencies and future transportation needs was completed.

Roadway lane-miles requirements associated with future growth were identified through the following process:

1. Total roadway lane-miles of deficient LOS were calculated by Community Planning Area (CPA) for both **Existing** and **Future Buildout** conditions.

2. The number of additional lane-miles that would be required to address the deficient roadway segments were identified for both the **Existing** and **Future Buildout** conditions. This required review of the projected volumes in relationship to the capacity of the roadway and the identification of the additional number of lanes required to serve the forecast demand. The length of the roadway segment multiplied by the number of additional lanes was used to establish the lane-mile requirements.

3. The difference between existing and future roadway deficiencies and additional required lane-miles provided the basis for identifying lane-mile requirements specifically associated with future growth. This estimate of future needs provided the basis for costing the facility requirements for input to the County TIF program.

2.3 Roadway Segment Level of Service Analysis

The adequacy of the County's roadway system was measured in terms of vehicular capacity or level-of-service (LOS). The LOS standard for the County TIF program is "D" or better. Hence, the SANDAG Transportation Model was utilized to identify all facilities projected to operate

below this accepted LOS. This section presents roadway segment LOS analysis methods and determination of capacity deficiencies.

The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and the motorist's and/or passengers' perception of operations. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety. **Table 2.1** describes generalized definitions of roadway LOS A through F.

TABLE 2.1
Level of Service Definitions

LOS	Congestion/Delay	Traffic Description
A	None	Free flow
B	None	Free to stable flow, light to moderate volumes
C	None to minimal	Stable flow, moderate volumes, freedom to maneuver noticeably restricted
D	Minimal to substantial	Approaches unstable flow, heavy volumes, very limited freedom to maneuver
E	Significant	Extremely unstable flow, maneuverability and psychological comfort extremely poor
F	Considerable	Forced or breakdown flow, signalized segments experience delays >60 seconds/vehicle

Source: Highway Capacity Manual 2000

County Facilities

For County Circulation Element roadways, LOS is determined based upon the daily traffic volume and the capacity of a particular roadway segment. The County's Public Roadway Standards provide a look-up table relating daily volumes, roadway capacities for various roadway classifications and LOS, as displayed in **Table 2.2**.

TABLE 2.2
County of San Diego
Roadway Segment Daily Capacity and LOS Standards

Circulation Element Roads		Level of Service				
Class	X-Section	A	B	C	D	E
Expressway	126/146	<36,000	<54,000	<70,000	<86,000	<108,000
Prime Arterial	102/122	<22,200	<37,000	<44,600	<50,000	<57,000
Major Road	78/98	<14,800	<24,700	<29,600	<33,400	<37,000
Collector	64/84	<13,700	<22,800	<27,400	<30,800	<34,200
Town Collector	54/74	<3,000	<6,000	<9,500	<13,500	<19,000

TABLE 2.2 (continued)
County of San Diego
Roadway Segment Daily Capacity and LOS Standards

Circulation Element Roads		Level of Service				
Class	**X-Section**	**A**	**B**	**C**	**D**	**E**
Light Collector	40/60	<1,900	<4,100	<7,100	<10,900	<16,200
Rural Collector	40/84	<1,900	<4,100	<7,100	<10,900	<16,200
Rural Light Collector	40/60	<1,900	<4,100	<7,100	<10,900	<16,200
Recreational Parkway	40/100	<1,900	<4,100	<7,100	<10,900	<16,200
Rural Mountain	40/100	<1,900	<4,100	<7,100	<10,900	<16,200

Source: County of San Diego *Public Road Standards* (amended July 1999)

State Facilities

The traffic assessment and TIF program included State operated highways (2 to 4 lane arterial roadways with at-grade intersections), and did not include fully access controlled freeways or Interstate facilities, the improvement of which would be beyond the scope of the TIF program. For State highways, the procedure for calculating LOS involves the estimation of peak hour roadway volume to capacity (v/c) ratios. The resulting peak hour v/c ratio is then compared to accepted ranges of v/c values corresponding to various Levels of Service. The procedure for calculating LOS on State highways is also affected by the grouping of segments in the SANDAG transportation model and assumptions related to the peak period versus peak hour traffic flows, as discussed below.

Grouping of Roadway Segments: Roadway segments in SANDAG's transportation model network are grouped to facilitate data reporting, as well as to reflect the availability of existing traffic counts. Typically, LOS is assigned to an entire group of segments (referred to as a roadway section) based upon the lowest performing segment in the group. Thus means that when a roadway segment is identified as being substandard LOS, the roadway segments (of similar cross-section) on either side are also identified as substandard.

Peak Hour versus Peak Period: SANDAG's transportation model assignment process outputs AM peak period, PM peak period, and off-peak period traffic volumes. Methodologies for calculating LOS on state facilities requires peak hour directional traffic volumes. To obtain peak hour directional traffic volumes from the peak period traffic volumes, SANDAG applies an hourly distribution factor to the peak period traffic volume. The hourly distribution factor is developed from hourly traffic count data collected at permanent Caltrans count stations. With the estimated peak hour directional traffic volume and freeway capacity, SANDAG calculates a peak hour v/c ratio.

The v/c ratio ranges utilized by SANDAG for determining LOS A through F on the State highways is displayed in **Table 2.3**.

TABLE 2.3
SANDAG's v/c Ratios and LOS for State Roadway Facilities

Level of Service	v/c Ratios
A	0 – 0.30
B	0.31 – 0.50
C	0.51 – 0.70
D	0.71 – 0.85
E	0.86 – 1.0
F	> 1.0

Source: SANDAG, September 2004

3.0 County Needs Assessment

This chapter presents the results of the County needs assessment process, including specification of additional roadway lane-miles required to maintain adequate LOS under future year buildout conditions, as well as the proportions of estimated costs attributed to future growth and development.

3.1 Roadway Deficiencies

Figure 3-1 displays roadway LOS for the County under year 2000 Existing conditions, as derived via the SANDAG Transportation Model. A deficiency was defined as a roadway where the existing daily traffic volume exceeded the LOS D threshold for the respective facility type – Collector, Major or Prime, or in the case of State highways, the peak hour v/c rate exceeded 0.85.

Table 3.1 displays a corresponding list of lane-miles of deficient roadways by CPA under Year 2000 Existing conditions. **Appendix A** provides a more detailed listing by CPA of the deficient roadway segments under Existing conditions.

TABLE 3.1
Deficient Lane-Miles
Existing Conditions

Community Planning Area	LOS E/F Lane-Miles (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Alpine	4.00	0.00	0.00	4.00	0.00	**4.00**
Bonsall	4.64	0.00	0.00	4.64	7.33	**11.97**
Central Mountain	0.00	0.00	0.00	0.00	0.00	**0.00**
County Islands	0.13	0.00	0.00	0.13	0.00	**0.13**
Crest-Dehesa	4.10	0.00	0.00	4.10	0.00	**4.10**
Desert	0.00	0.00	0.00	0.00	0.00	**0.00**
Fallbrook(1)	23.81	0.00	0.00	23.81	0.30	**24.11**
Jamul-Dulzura	0.00	0.00	0.00	0.00	5.23	**5.23**
Julian	0.00	0.00	0.00	0.00	0.00	**0.00**
Lakeside	13.96	0.00	0.00	13.96	8.04	**22.00**
Mountain Empire	0.00	0.00	0.00	0.00	0.00	**0.00**
North County Metro	22.13	2.24	0.00	24.37	0.00	**24.37**
North Mountain	0.00	0.00	0.00	0.00	0.00	**0.00**
Otay	0.00	0.00	0.00	0.00	0.00	**0.00**
Pala-Pauma	0.00	0.00	0.00	0.00	0.00	**0.00**
Pendleton-De Luz	0.73	0.36	0.00	1.08	0.00	**1.08**
Pepper Drive-Bostonia	3.99	0.00	0.00	3.99	0.00	**3.99**
Rainbow	0.00	0.00	0.00	0.00	0.00	**0.00**
Ramona(1)	5.02	0.00	0.00	5.02	6.06	**11.08**
San Dieguito	23.55	0.00	0.00	23.55	0.00	**23.55**
Spring Valley	5.69	3.41	0.00	9.11	0.63	**9.73**
Sweetwater	5.68	1.62	0.00	7.30	1.70	**9.01**

LEGEND

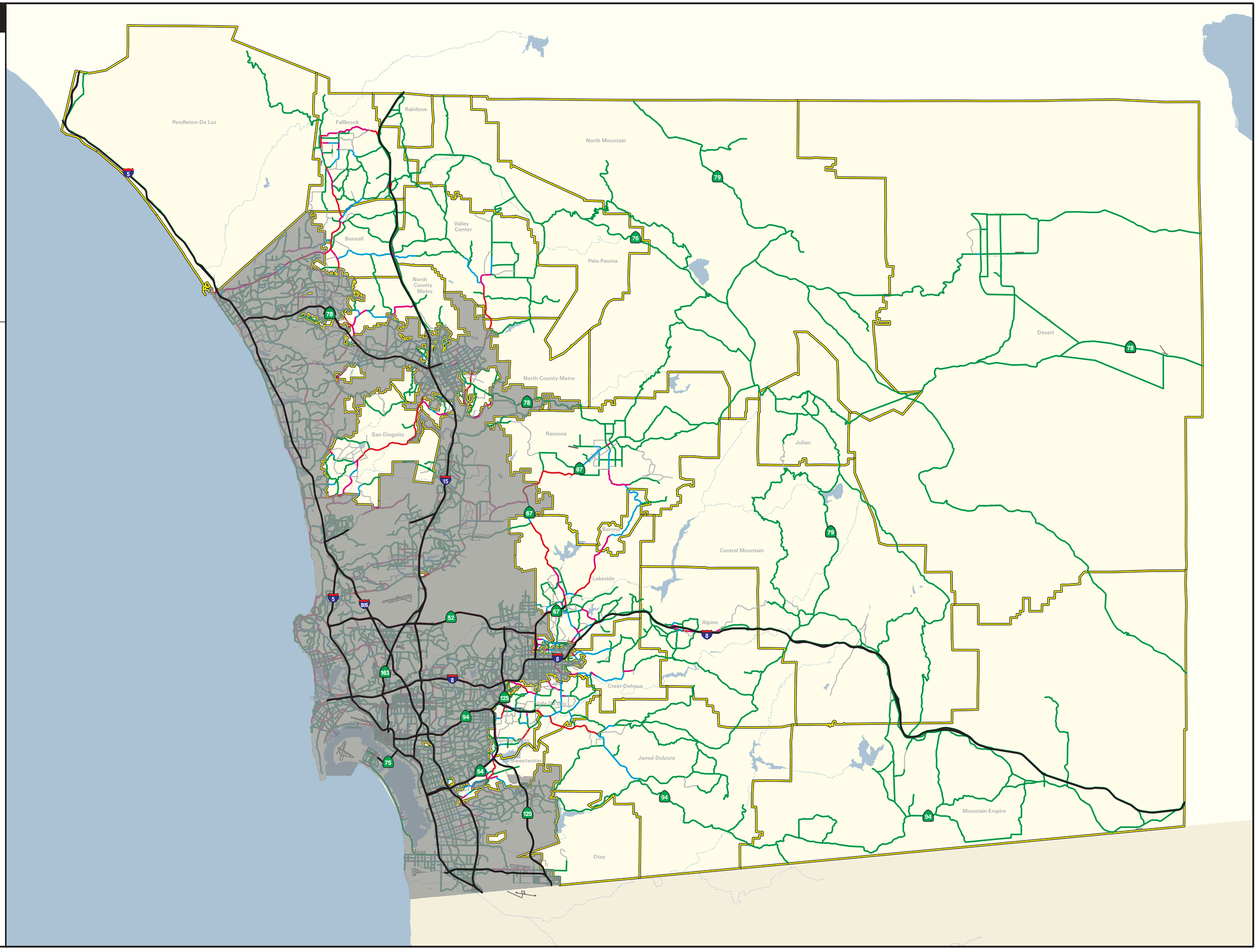
Level of Service

- A - C
- D
- E
- F
- Local County Roads and City Streets

Feet 0 1,200 2,400
Meters 144 432 720

This traffic forecast is based on propietary information of the County of San Diego and was produced to test the County's proposed Working Group land use assumptions. These data do not reflect SANDAG's 2030 Mobility Emphasis Cities/County Forecast.

Model Rerun 11/22/04
2030 Reasonably Expected Outside Fallbrook & Ramona
2005 plus CIP Only Inside Fallbrook & Ramona



December 6, 2004

County of San Diego
Transportation Impact Fee Program

WILSON & COMPANY

Figure 3-1 Existing Conditions
Base Year 2000
County Level of Service

TABLE 3.1 (continued)
Deficient Lane-Miles
Existing Conditions

Community Planning Area	LOS E/F Lane-Miles (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Valle De Oro	10.06	0.00	0.00	10.06	2.87	**12.93**
Valley Center	10.88	0.00	0.00	10.88	0.00	**10.88**
Total	**138.38**	**7.63**	**0.00**	**146.01**	**32.15**	**178.16**

Source: SANDAG; Wilson & Co. January 2005

(1) The improvements needed for Fallbrook and Ramona were determined using separate analysis. See Fallbrook & Ramona Transportation Impact Fee Report (dated January 2005).

As shown in Table 3.1, there are currently approximately 184 lane-miles of deficient roadway in the unincorporated County under Existing conditions, with approximately 152 deficient lane-miles on County facilities and approximately 32 deficient lane-miles on State highways. The vast majority of deficient facilities are Collector roadways, which commonly have 2-lane cross-sections.

Figure 3-2 displays roadway LOS for the County under future year Buildout conditions, as derived via the SANDAG Transportation Model. As noted previously, the roadway network in the County included all current existing roadway facilities plus all active CIP improvements. Buildout land uses were based on a recent General Plan 2020 scenario.

Table 3.2 displays a corresponding list of lane-miles of deficient roadways by CPA under Buildout conditions. **Appendix B** provides a more detailed listing of deficient roadway segments by CPA under Buildout conditions.

TABLE 3.2
Deficient Lane-Miles
County Buildout Conditions

Community Planning Area	LOS E/F Lane-Miles (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Alpine	8.04	0.40	0.00	8.44	0.00	**8.44**
Bonsall	27.56	0.00	0.00	27.56	9.12	**36.67**
Central Mountain	0.00	0.00	0.00	0.00	5.21	**5.21**
County Islands	0.13	0.00	0.00	0.13	0.00	**0.13**
Crest-Dehesa	12.06	0.00	0.00	12.06	0.00	**12.06**
Desert	4.01	0.00	0.00	4.01	0.00	**4.01**
Fallbrook(1)	56.32	0.32	0.00	56.64	12.44	**69.08**
Jamul-Dulzura	6.82	0.00	0.00	6.82	15.96	**22.79**
Julian	0.00	0.00	0.00	0.00	0.00	**0.00**
Lakeside	29.91	0.00	0.00	29.91	8.04	**37.95**
Mountain Empire	0.00	0.00	0.00	0.00	2.93	**2.93**
North County Metro	34.86	3.70	0.26	39.65	4.25	**43.07**
North Mountain	0.00	0.00	0.00	0.00	2.71	**2.71**
Otay	10.96	6.03	0.00	17.00	0.00	**17.00**

LEGEND

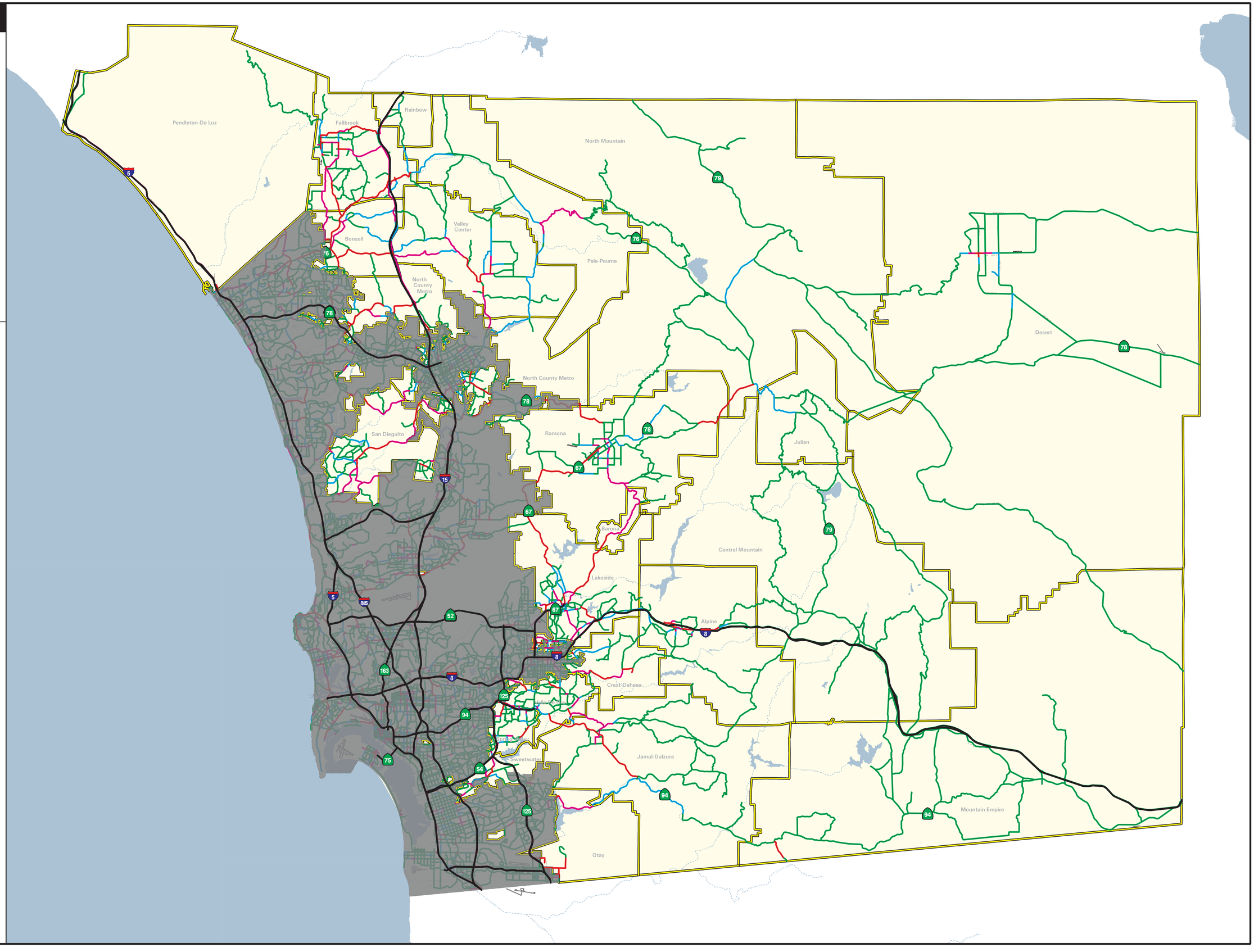
Level of Service

- A - C
- D
- E
- F
- Local County Roads and City Streets

Feet 0 1,200 2,400
Meters 144 432 720

This traffic forecast is based on propietary information of the County of San Diego and was produced to test the County's proposed Working Group land use assumptions. These data do not reflect SANDAG's 2030 Mobility Emphasis Cities/County Forecast.

Model Rerun 11/22/04
2030 Reasonably Expected Outside Fallbrook & Ramona
2005 plus CIP Only Inside Fallbrook & Ramona



December 2, 2004

County of San Diego

County of San Diego
Transportation Impact Fee Program

WILSON & COMPANY

Figure 3-2 Buildout Conditions
County Level of Service

TABLE 3.2 (continued)
Deficient Lane-Miles
County Buildout Conditions

Community Planning Area	LOS E/F Lane-Miles (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Pala-Pauma	1.76	0.00	0.00	1.76	2.50	**4.26**
Pendleton-De Luz	0.73	1.28	0.00	2.01	0.00	**2.01**
Pepper Drive-Bostonia	8.60	0.00	0.00	8.60	0.00	**8.60**
Rainbow	4.17	0.00	0.00	4.17	0.00	**4.17**
Ramona(1)	14.38	0.00	0.00	14.38	14.87	**29.25**
San Dieguito	39.30	2.14	0.00	41.44	0.00	**41.44**
Spring Valley	6.84	3.41	0.00	10.25	0.63	**10.88**
Sweetwater	5.71	1.62	1.70	9.03	1.70	**10.73**
Valle De Oro	15.76	0.00	0.00	15.76	2.87	**18.63**
Valley Center	25.44	18.76	0.00	44.19	0.00	**44.19**
Total	**313.35**	**37.67**	**1.96**	**353.81**	**83.23**	**436.21**

Source: SANDAG; Wilson & Co. January 2005

(1) The improvements needed for Fallbrook and Ramona were determined using separate analysis. See Fallbrook & Ramona Transportation Impact Fee Report (dated January 2005).

As shown in Table 3.2, approximately 450 lane-miles of roadway are projected as deficient under County Buildout conditions, with approximately 368 deficient lane-miles on County facilities and approximately 84 deficient lane-miles on State highways. Again, under Buildout conditions, the majority of deficient facilities are Collector roadways.

3.2 Identification of Roadway Lane-Mile Requirements

Table 3.3 displays the additional lane-miles by CPA and type of facility that would be required under Existing conditions to achieve acceptable LOS on all roadways within the unincorporated County of San Diego. As discussed previously, these were identified based upon a roadway segment review of traffic volumes, available capacity, and additional lanes required to serve demand at acceptable LOS.

TABLE 3.3
Roadway Lane-mile Requirements
Existing Conditions

Community Planning Area	Additional Lane-Miles Required (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Alpine	2.83	0.00	0.00	2.83	0.00	**2.83**
Bonsall	4.58	0.00	0.00	4.58	7.33	**11.91**
Central Mountain	0.00	0.00	0.00	0.00	0.00	**0.00**
County Islands	0.00	0.13	0.00	0.13	0.00	**0.13**
Crest-Dehesa	2.28	0.00	0.00	2.28	0.00	**2.28**
Desert	0.00	0.00	0.00	0.00	0.00	**0.00**
Fallbrook(1)	20.94	0.00	0.00	20.94	0.30	**21.24**
Jamul-Dulzura	0.00	0.00	0.00	0.00	5.23	**5.23**

TABLE 3.3 (continued)
Roadway Lane-mile Requirements
Existing Conditions

Community Planning Area	Additional Lane-Miles Required (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Julian	0.00	0.00	0.00	0.00	0.00	**0.00**
Lakeside	10.87	0.00	0.00	10.87	7.81	**18.69**
Mountain Empire	0.00	0.00	0.00	0.00	0.00	**0.00**
North County Metro	16.79	0.37	1.49	18.65	0.00	**18.65**
North Mountain	0.00	0.00	0.00	0.00	0.00	**0.00**
Otay	0.00	0.00	0.00	0.00	0.00	**0.00**
Pala-Pauma	0.00	0.00	0.00	0.00	0.00	**0.00**
Pendleton-De Luz	0.56	0.00	0.18	0.74	0.00	**0.74**
Pepper Drive-Bostonia	2.41	0.00	0.00	2.41	0.00	**2.41**
Rainbow	0.00	0.00	0.00	0.00	0.00	**0.00**
Ramona(1)	3.17	0.00	0.00	3.17	6.51	**9.68**
San Dieguito	21.36	0.00	0.00	21.36	0.00	**21.36**
Spring Valley	5.26	0.00	1.71	6.96	0.31	**7.28**
Sweetwater	4.78	0.00	0.81	5.59	1.70	**7.30**
Valle De Oro	8.53	0.00	0.00	8.53	2.81	**11.34**
Valley Center	10.73	0.00	0.00	10.73	0.00	**10.73**
Total	**115.09**	**0.50**	**4.19**	**119.78**	**32.01**	**151.78**

Source: SANDAG; Wilson & Co. January 2005

(1) The improvements needed for Fallbrook and Ramona were determined using separate analysis. See Fallbrook & Ramona Transportation Impact Fee Report (dated January 2005).

As shown in Table 3.3, approximately 158 additional roadway lane-miles would be required to address current roadway segment capacity deficiencies in the unincorporated County of San Diego, with approximately 125 additional lane-miles of County facilities required, and approximately 32 additional lane-miles of State highways required.

Table 3.4 displays the additional roadway lane-miles by CPA and type of facility that would be required under County Buildout conditions to achieve acceptable LOS on all roadway facilities within the unincorporated County of San Diego.

TABLE 3.4
Roadway Lane-mile Requirements
County Buildout Conditions

Community Planning Area	Additional Lane-Miles Required (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Alpine	7.08	0.40	0.20	7.68	0.00	**7.68**
Bonsall	21.99	0.00	0.00	21.99	16.58	**38.56**
Central Mountain	0.00	0.00	0.00	0.00	5.21	**5.21**
County Islands	0.00	0.13	0.00	0.13	0.00	**0.13**
Crest-Dehesa	11.24	0.00	0.00	11.24	0.00	**11.24**
Desert	3.07	0.00	0.00	3.07	0.00	**3.07**
Fallbrook(1)	47.88	0.00	1.31	49.18	12.44	**61.62**

TABLE 3.4 (continued)
Roadway Lane-mile Requirements
County Buildout Conditions

Community Planning Area	Additional Lane-Miles Required (mi)					
	County CE				State Highway	Total
	Collector	Major	Prime	Total		
Jamul-Dulzura	5.01	0.00	0.00	5.01	15.96	**20.97**
Julian	0.00	0.00	0.00	0.00	0.00	**0.00**
Lakeside	25.90	0.63	0.28	26.81	7.81	**34.62**
Mountain Empire	0.00	0.00	0.00	0.00	2.93	**2.93**
North County Metro	26.59	0.00	7.52	34.94	4.25	**38.36**
North Mountain	0.00	0.00	0.00	0.00	2.71	**2.71**
Otay	4.72	0.00	18.00	22.72	0.00	**22.72**
Pala-Pauma	1.76	0.00	0.00	1.76	2.50	**4.26**
Pendleton-De Luz	0.56	0.00	2.07	2.63	0.00	**2.63**
Pepper Drive-Bostonia	6.41	0.00	0.00	6.41	0.00	**6.41**
Rainbow	3.83	0.00	0.00	3.83	0.00	**3.83**
Ramona(1)	11.30	0.00	0.00	11.30	19.52	**30.82**
San Dieguito	33.05	0.10	2.31	35.46	0.00	**35.46**
Spring Valley	6.30	0.00	1.71	8.01	0.31	**8.32**
Sweetwater	5.39	0.00	0.81	6.20	1.70	**7.90**
Valle De Oro	11.56	0.00	0.00	11.56	2.81	**14.37**
Valley Center	21.06	0.38	9.38	30.81	0.00	**30.81**
Total	**254.69**	**1.63**	**44.41**	**300.76**	**94.73**	**395.47**

Source: SANDAG; Wilson & Co. January 2005

(1) The improvements needed for Fallbrook and Ramona were determined using separate analysis. See Fallbrook & Ramona Transportation Impact Fee Report (dated January 2005).

As shown in Table 3.4, approximately 405 additional lane-miles of roadway would be required to address County Buildout roadway segment capacity deficiencies, with approximately 310 additional lane-miles of County facilities required, and 95 additional lane-miles of State highways required.

3.3 Roadway Needs Attributable to Future Growth

The number of deficient lane-miles attributable to future growth, and the associated additional lane-miles requirements were derived by subtracting the respective Existing conditions data from the future Buildout forecast data. **Table 3.5** displays the resulting number of deficient roadway lane-miles and additional lane-miles required by CPA and type of facility, specifically attributable to future growth.

TABLE 3.5
Roadway Deficiencies and Lane-mile Requirements
Future Growth

Community Planning Area	LOS E/F Lane-Miles (mi)						Additional Lane-Miles Required (mi)					
	County CE				State Hwy	Total	County CE				State Hwy	Total
	Collector	Major	Prime	Total			Collector	Major	Prime	Total		
Alpine	4.04	0.40	0.00	4.44	0.00	**4.44**	4.24	0.40	0.20	4.84	0.00	**4.84**
Bonsall	22.92	0.00	0.00	22.92	1.79	**24.70**	17.41	0.00	0.00	17.41	9.25	**26.66**

TABLE 3.5 (continued)
Roadway Deficiencies and Lane-mile Requirements
Future Growth

Community Planning Area	LOS E/F Lane-Miles (mi)						Additional Lane-Miles Required (mi)					
	County CE				State Hwy	Total	County CE				State Hwy	Total
	Collector	Major	Prime	Total			Collector	Major	Prime	Total		
Central Mountain	0.00	0.00	0.00	0.00	5.21	**5.21**	0.00	0.00	0.00	0.00	5.21	**5.21**
County Islands	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**
Crest-Dehesa	7.95	0.00	0.00	7.95	0.00	**7.95**	8.97	0.00	0.00	8.97	0.00	**8.97**
Desert	4.01	0.00	0.00	4.01	0.00	**4.01**	3.07	0.00	0.00	3.07	0.00	**3.07**
Fallbrook(1)	32.51	0.32	0.00	32.83	12.13	**44.96**	26.94	0.00	1.31	28.25	12.13	**40.38**
Jamul-Dulzura	6.82	0.00	0.00	6.82	10.73	**17.56**	5.01	0.00	0.00	5.01	10.73	**15.74**
Julian	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**
Lakeside	15.95	0.00	0.00	15.95	0.00	**15.95**	15.03	0.63	0.28	15.94	0.00	**15.94**
Mountain Empire	0.00	0.00	0.00	0.00	2.93	**2.93**	0.00	0.00	0.00	0.00	2.93	**2.93**
North County Metro	12.73	1.46	0.26	15.28	4.25	**18.70**	9.80	0.00	6.03	16.66	4.25	**20.08**
North Mountain	0.00	0.00	0.00	0.00	2.71	**2.71**	0.00	0.00	0.00	0.00	2.71	**2.71**
Otay	10.96	6.03	0.00	17.00	0.00	**17.00**	4.72	0.00	18.00	22.72	0.00	**22.72**
Pala-Pauma	1.76	0.00	0.00	1.76	2.50	**4.26**	1.76	0.00	0.00	1.76	2.50	**4.26**
Pendleton-De Luz	0.00	0.93	0.00	0.93	0.00	**0.93**	0.00	0.00	1.89	1.89	0.00	**1.89**
Pepper Drive-Bostonia	4.61	0.00	0.00	4.61	0.00	**4.61**	4.00	0.00	0.00	4.00	0.00	**4.00**
Rainbow	4.17	0.00	0.00	4.17	0.00	**4.17**	3.83	0.00	0.00	3.83	0.00	**3.83**
Ramona(1)	9.36	0.00	0.00	9.36	8.81	**18.17**	8.13	0.00	0.00	8.13	13.01	**21.14**
San Dieguito	15.74	2.14	0.00	17.89	0.00	**17.89**	11.69	0.10	2.31	14.10	0.00	**14.10**
Spring Valley	1.15	0.00	0.00	1.15	0.01	**1.15**	1.04	0.00	0.00	1.04	0.00	**1.04**
Sweetwater	0.02	0.00	1.70	1.72	0.00	**1.72**	0.61	0.00	0.00	0.60	0.00	**0.60**
Valle De Oro	5.70	0.00	0.00	5.70	0.00	**5.70**	3.03	0.00	0.00	3.03	0.00	**3.03**
Valley Center	14.56	18.76	0.00	33.32	0.00	**33.32**	10.33	0.38	9.38	20.08	0.00	**20.08**
Total	**174.96**	**30.04**	**1.96**	**206.96**	**51.08**	**258.04**	**139.61**	**1.11**	**40.22**	**180.94**	**62.73**	**243.67**

Source: SANDAG; Wilson & Co. January 2005

(1) The improvements needed for Fallbrook and Ramona were determined using separate analysis. See Fallbrook & Ramona Transportation Impact Fee Report (dated January 2005).

3.4 Costing and Regional Versus Local Requirements

Roadway facility costs were calculated by application of typical unit cost factors per additional lane-mile. The cost-per-lane-mile factors were based upon estimates made in SANDAG's Regional Transportation Plan and recent costs incurred for County road improvement projects. It should be noted that actual costs for specific improvements could vary significantly based upon a more detailed assessment of the right-of-way requirements could vary significantly based upon a more detailed assessment of the right-of-way requirements, relocation and/or land acquisition costs, topography, and environmental conditions. The cost per lane-mile assumptions are summarized in **Table 3.6**.

TABLE 3.6
Cost Per Additional Lane-Mile By Facility Type

Facility Type	Cost Per Additional Lane-mile
State Highway	$8.0 million
Prime Arterial	$3.0 million
Major Arterial	$2.7 million
Collector Roadway	$2.4 million

A key assumption that guided the development of the County TIF program is that the cost of regional serving facilities should be borne by all future growth across the County, while the cost of more localized roadway improvements should be the responsibilities of development with the local community. Both State highways and the County's arterial roadway system serve regional travel requirements, while collector roadways tend to serve more localized travel within a community. In a number of communities, collector roadways serve the major more regional demands and were therefore, identified as being regional level facilities. Examples of these include East Vista Way, Gopher Canyon Rd., Mission Rd., North River Rd., Old Highway 395, and Old River Rd. in the community of Bonsall, and Dehesa Rd. in the community of Crest-Dehesa.

Based upon the above, a regional versus local distinction was made in specifying the additional lane-miles required and the associated costs, as displayed in **Table 3.7**.

TABLE 3.7
Roadway Lane-Mile Requirements
Local/Regional Costs - Future Growth

Community Planning Area	Additional Lane-Miles Required (mi)			Cost In Millions ($'s)		
	Local	Regional	Total	Local	Regional	Total
Alpine	4.24	0.60	**4.84**	10.19	1.67	**11.86**
Bonsall	7.14	19.52	**26.66**	15.79	103.22	**119.01**
Central Mountain	0.00	5.21	**5.21**	0.00	41.71	**41.71**
County Islands	0.00	0.00	**0.00**	0.00	0.00	**0.00**
Crest-Dehesa	0.00	8.97	**8.97**	0.48	23.65	**24.13**
Desert	3.07	0.00	**3.07**	7.37	0.00	**7.37**
Fallbrook(1)	26.94	13.44	**40.38**	64.65	100.99	**165.64**
Jamul-Dulzura	5.01	10.73	**15.74**	12.02	85.88	**97.90**
Julian	0.00	0.00	**0.00**	0.00	0.00	**0.00**
Lakeside	15.03	0.91	**15.94**	36.06	2.54	**38.60**
Mountain Empire	0.00	2.93	**2.93**	0.00	23.47	**23.47**
North County Metro	9.80	9.90	**19.71**	23.53	52.04	**75.57**
North Mountain	0.00	2.71	**2.71**	0.00	21.67	**21.67**
Otay	4.72	18.00	**22.72**	11.34	53.99	**65.32**
Pala-Pauma	1.76	2.50	**4.26**	4.22	19.99	**24.22**
Pendleton-De Luz	0.00	1.89	**1.89**	0.00	5.67	**5.67**
Pepper Drive-Bostonia	4.00	0.00	**4.00**	9.59	0.00	**9.59**

TABLE 3.7 (continued)
Roadway Lane-Mile Requirements
Local/Regional Costs - Future Growth

Community Planning Area	Additional Lane-Miles Required (mi)			Cost In Millions ($'s)		
	Local	Regional	Total	Local	Regional	Total
Rainbow	3.83	0.00	**3.83**	9.20	0.00	**9.20**
Ramona(1)	8.13	13.01	**21.14**	19.51	104.08	**123.59**
San Dieguito	11.69	2.41	**14.10**	28.05	7.21	**35.26**
Spring Valley	1.04	0.00	**1.04**	2.49	0.01	**2.50**
Sweetwater	0.61	0.00	**0.60**	1.45	0.00	**1.45**
Valle De Oro	3.03	0.00	**3.03**	7.27	0.03	**7.31**
Valley Center	10.33	9.76	**20.08**	24.78	29.16	**53.94**
Total	**124.33**	**122.50**	**247.66**	**$287.99**	**$676.98**	**$964.98**

(1) The improvements needed for Fallbrook and Ramona were determined using separate analysis. See Fallbrook & Ramona Transportation Impact Fee Report (dated January 2005).

As shown, above, the estimated cost to improve the proportion of the County's deficient roadways attributable to future growth is estimated at approximately $970 Million, with about 30% or $298.0 Million of the total considered to be a local responsibility, and 70% or about $672.0 Million considered to be a County regional responsibility.

Through Trip Estimates

The proportion of through versus local trips on the County's roadway network was established via a Select Zone analysis procedure utilizing the SANDAG Transportation Model. The analysis identified the total vehicle miles of travel (VMT) on the County roadway network and the proportion derived by land uses in the unincorporated County, under Buildout conditions, projected as follows:

a) Total daily VMT on County Roadways: 9,997,700

b) Daily VMT From Unincorporated County: 9,268,000

c) Percent local VMT: 93% (b÷a)

d) Percent Thru Trips: 7% (100% - c)

As shown above, it was estimated that 7% of trips on the County's roadway network are though trips, and do not have either an origin or destination in the County unincorporated areas.

In summary, the information presented above on lane mile requirements and ADT proportions was subsequently used to derive impact fee requirements for the individual CPA's based upon future growth and development projections and the magnitude of local and regional roadway needs.

Appendix A
Existing Roadway Deficiencies

Appendix A
Base Year Deficiencies
County Facilities

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Alpine	ALPINE	ALPINE MHP	BAY MDOWS/MARINO	Light Collector	Town Collector	0.11
Alpine	ALPINE	BAY MDOWS/MARINO	ROCK	Light Collector	Town Collector	0.31
Alpine	ALPINE	Eltinge	ALPINE MHP	Light Collector	Collector	0.56
Alpine	ALPINE	WEST VICTORIA	Eltinge	Light Collector	Collector	0.11
Alpine	ALPINE	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Town Collector	0.17
Alpine	TAVERN	RAMP I-8 WB	RAMP I-8 EB	Light Collector	Collector	0.33
Alpine	VIA LA MANCHA	WILLOWS	RAMP I-8 EB	Light Collector	Collector	0.22
Alpine	WILLOWS	4058-INDIAN H C	HILLCREST	Light Collector	Town Collector	0.24
Alpine	WILLOWS	HILLCREST	WILLOWSIDE	Light Collector	Town Collector	0.12
Alpine	WILLOWS	VIA LA MANCHA	4058-INDIAN H C	Light Collector	Town Collector	0.21
Alpine	WILLOWS	WILLOWSIDE	VIEJAS GRADE	Light Collector	Collector	0.44
Barona	WILDCAT CANYON	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	5.75
Bonsall	EAST VISTA	EVERGREEN	HUTCHISON	Town Collector	Collector	0.67
Bonsall	EAST VISTA	HUTCHISON	ORMSBY/GOPHER CA	Town Collector	Collector	0.59
Bonsall	EAST VISTA	OLD RIVER	EVERGREEN	Town Collector	Collector	0.50
Bonsall	EAST VISTA	ORMSBY/GOPHER CA	STRAWBERRY HILL	Town Collector	Collector	0.43
Bonsall	EAST VISTA	OSBORNE	BARSBY	Light Collector	Collector	0.44
Bonsall	EAST VISTA	STRAWBERRY HILL	OSBORNE	Light Collector	Collector	0.89
Bonsall	MISSION	BLDG 4949	ZONE CONNECTOR	Light Collector	Collector	0.35
Bonsall	MISSION	ZONE CONNECTOR	PALA	Light Collector	Collector	0.15
Bonsall	OLIVEHILL	WEST LILAC	OLD RIVER	Light Collector	Town Collector	0.06
Bonsall	SANTA FE	BIRDFARM	UNKNOWN	Light Collector	Collector	0.51
County Islands	POMERADO	UNKNOWN	RAMP I-15 NB	Light Collector	Major	0.13
Crest-Dehesa	DEHESA	CALLE ENCANTO	VISTA GRANDE	Light Collector	Town Collector	0.32
Crest-Dehesa	DEHESA	HARBISON CANYON	ZONE CONNECTOR	Light Collector	Town Collector	0.25
Crest-Dehesa	DEHESA	WILLOW GLEN	UNKNOWN	Light Collector	Town Collector	0.42
Crest-Dehesa	DEHESA	ZONE CONNECTOR	SYCUAN	Light Collector	Town Collector	0.48
Crest-Dehesa	GREENFIELD	CANDLE	SYCAMORE	Light Collector	Collector	0.15
Crest-Dehesa	GREENFIELD	SYCAMORE	BROADWAY	Light Collector	Collector	0.30
Crest-Dehesa	SYCUAN	DEHESA	ZONE CONNECTOR	Light Collector	Town Collector	0.35
Fallbrook	AVIATION	UNKNOWN	MISSION	Light Collector	Town Collector	0.09
Fallbrook	FALLBROOK	MAIN	OLD STAGE	Light Collector	Town Collector	0.12
Fallbrook	FALLBROOK	MANDARIN	GOLDEN	Light Collector	Town Collector	0.27
Fallbrook	FALLBROOK	OLD STAGE	MANDARIN	Light Collector	Collector	0.25
Fallbrook	MAIN	ALVARADO	FIG	Light Collector	Town Collector	0.06

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Fallbrook	MAIN	AMMUNITION	CLEMMENS	Light Collector	Collector	0.25
Fallbrook	MAIN	AVIATION	AMMUNITION	Light Collector	Collector	0.38
Fallbrook	MAIN	COLLEGE	ZONE CONNECTOR	Light Collector	Collector	0.18
Fallbrook	MAIN	FALLBROOK	AVIATION	Light Collector	Collector	0.38
Fallbrook	MAIN	FIG	COLLEGE	Light Collector	Collector	0.28
Fallbrook	MAIN	MISSION	ZONE CONNECTOR	Light Collector	Town Collector	0.09
Fallbrook	MAIN	ZONE CONNECTOR	ALVARADO	Light Collector	Collector	0.18
Fallbrook	MAIN	ZONE CONNECTOR	FALLBROOK	Light Collector	Collector	0.16
Fallbrook	MISSION	BAJA MISSION	LA CANADA	Light Collector	Collector	0.63
Fallbrook	MISSION	BIG OAK RANCH	GREEN CANYON	Light Collector	Collector	0.89
Fallbrook	MISSION	BRANDON	IOWA	Light Collector	Collector	0.56
Fallbrook	MISSION	DAVIS	STAGE COACH	Light Collector	Town Collector	0.18
Fallbrook	MISSION	GREEN CANYON	VIA ENCINAS	Light Collector	Collector	0.62
Fallbrook	MISSION	GUM TREE	INDUSTRIAL	Light Collector	Collector	0.91
Fallbrook	MISSION	HELLERS BEND	ZONE CONNECTOR	Light Collector	Collector	0.78
Fallbrook	MISSION	INDUSTRIAL	SANTA MARGARITA	Light Collector	Collector	0.36
Fallbrook	MISSION	IOWA	ZONE CONNECTOR	Town Collector	Collector	0.10
Fallbrook	MISSION	LA CANADA	BLDG 4949	Light Collector	Collector	1.60
Fallbrook	MISSION	LIVE OAK PARK	OLD 395	Light Collector	Collector	1.42
Fallbrook	MISSION	OLD 395	RAMP I-15 SB	Light Collector	Collector	0.11
Fallbrook	MISSION	OLIVE HILL	WINTER HAVEN	Light Collector	Collector	0.29
Fallbrook	MISSION	OVERLAND	BIG OAK RANCH	Light Collector	Collector	0.52
Fallbrook	MISSION	RAMP I-15 SB	RAMP I-15 NB	Light Collector	Town Collector	0.15
Fallbrook	MISSION	SANTA MARGARITA	BRANDON	Light Collector	Collector	0.51
Fallbrook	MISSION	STAGE COACH	GUM TREE	Light Collector	Town Collector	0.13
Fallbrook	MISSION	STAGE COACH	OLIVE HILL	Light Collector	Collector	0.17
Fallbrook	MISSION	UNKNOWN	WILLOW GLEN	Light Collector	Collector	0.69
Fallbrook	MISSION	UNKNOWN	XX	Light Collector	Collector	1.13
Fallbrook	MISSION	VIA ENCINAS	HELLERS BEND	Light Collector	Collector	0.71
Fallbrook	MISSION	VIA MONSERATE	BAJA MISSION	Light Collector	Collector	0.22
Fallbrook	MISSION	WILLOW GLEN	LIVE OAK PARK	Light Collector	Collector	1.77
Fallbrook	MISSION	WINTER HAVEN	OVERLAND	Light Collector	Collector	0.59
Fallbrook	MISSION	XX	ZONE CONNECTOR	Light Collector	Town Collector	0.40
Fallbrook	MISSION	ZONE CONNECTOR	DAVIS	Light Collector	Town Collector	0.30
Fallbrook	MISSION	ZONE CONNECTOR	VIA MONSERATE	Light Collector	Collector	0.70

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Fallbrook	MISSION	ZONE CONNECTOR	MAIN	Town Collector	Collector	0.09
Fallbrook	OLD STAGE	PALOMINO	MISSION	Light Collector	Town Collector	0.13
Fallbrook	RECHE	FALLBROOK	LOS AMIGOS	Light Collector	Town Collector	0.08
Fallbrook	RECHE	STAGE COACH	UNKNOWN	Light Collector	Town Collector	0.20
Fallbrook	RECHE	UNKNOWN	ZONE CONNECTOR	Light Collector	Town Collector	0.19
Fallbrook	RECHE	ZONE CONNECTOR	FALLBROOK	Light Collector	Town Collector	0.12
Fallbrook	STAGE COACH	FALLBROOK	ZONE CONNECTOR	Light Collector	Collector	0.51
Fallbrook	STAGE COACH	ZONE CONNECTOR	RECHE	Light Collector	Collector	0.50
Lakeside	CHANNEL	LAKESIDE	UNKNOWN	Light Collector	Town Collector	0.13
Lakeside	I-8 BUSINESS	13490	LOS COCHES/CM CA	Light Collector	Town Collector	0.41
Lakeside	I-8 BUSINESS	JACKSON HILL	LAVALA	Light Collector	Town Collector	0.50
Lakeside	LAKE JENNINGS PA	EL MONTE	UNKNOWN	Light Collector	Town Collector	0.50
Lakeside	LAKE JENNINGS PA	HARRITT	HWY 8/BLOSSOM VA	Light Collector	Collector	0.23
Lakeside	LAKE JENNINGS PA	HWY 8/BLOSSOM VA	RAMP I-8 WB	Light Collector	Collector	0.10
Lakeside	LAKE JENNINGS PA	PINKARD	HARRITT	Light Collector	Town Collector	0.10
Lakeside	LAKE JENNINGS PA	RAMP I-8 WB	RAMP I-8 WB	Light Collector	Town Collector	0.03
Lakeside	LAKE JENNINGS PA	RAMP I-8 WB	SIERRA ALTA	Light Collector	Collector	0.14
Lakeside	LAKE JENNINGS PA	UNKNOWN	PINKARD	Light Collector	Town Collector	0.87
Lakeside	LOS COCHES	BOWER	LAKEVIEW	Town Collector	Collector	0.40
Lakeside	LOS COCHES	LAKEVIEW	I-8 BUSINESS	Town Collector	Collector	0.58
Lakeside	MAPLEVIEW	UNKNOWN	MAINE	Light Collector	Collector	0.07
Lakeside	MAPLEVIEW	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.02
Lakeside	OLDE 80	SIERRA ALTA	PECAN PARK	Light Collector	Town Collector	0.03
Lakeside	RIVERFORD	WOODSIDE(N)	RAMP SR-67 SB	Light Collector	Town Collector	0.04
Lakeside	WILDCAT CANYON	ZONE CONNECTOR	WILLOW	Light Collector	Collector	5.56
Lakeside	WOODSIDE	MARILLA	UNKNOWN	Light Collector	Town Collector	0.10
Lakeside	WOODSIDE	RAMP SR-67 NB	MARILLA	Light Collector	Collector	0.59
Lakeside	WOODSIDE	RAMP SR-67 NB	RIVERFORD	Light Collector	Town Collector	0.06
Lakeside	WOODSIDE	RIVERFORD	RAMP SR-67 NB	Light Collector	Collector	0.12
Lakeside	WOODSIDE	RIVERVIEW	11980/12001-APTS	Light Collector	Town Collector	0.18
Lakeside	WOODSIDE	UNKNOWN	RIVERVIEW	Light Collector	Town Collector	0.11
North County Metro	BEAR VALLEY	BIRCH	IDAHO	Light Collector	Collector	0.31
North County Metro	BEAR VALLEY	ELDORADO	ENCINO	Light Collector	Collector	1.15
North County Metro	BEAR VALLEY	IDAHO	LANDAVO	Light Collector	Collector	0.22
North County Metro	BEAR VALLEY	LANDAVO	SUBURBAN HILLS	Light Collector	Collector	0.28

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
North County Metro	BEAR VALLEY	SAN PASQUAL VALL	ELDORADO	Town Collector	Collector	0.42
North County Metro	BUENA CREEK	HARTWRIGHT	ZONE CONNECTOR	Light Collector	Town Collector	0.70
North County Metro	BUENA CREEK	MONTE VISTA	SUGARBUSH	Light Collector	Town Collector	0.61
North County Metro	BUENA CREEK	SOUTH SANTA FE	SYCAMORE	Light Collector	Town Collector	0.02
North County Metro	BUENA CREEK	SYCAMORE	HARTWRIGHT	Light Collector	Town Collector	0.03
North County Metro	DEER SPRINGS	MARILYN	UNKNOWN	Light Collector	Collector	0.40
North County Metro	DEER SPRINGS	MESA ROCK	MOUNTAIN MEADOW	Light Collector	Collector	0.11
North County Metro	DEER SPRINGS	SF 1414	UNKNOWN	Light Collector	Collector	1.39
North County Metro	DEER SPRINGS	UNKNOWN	MESA ROCK	Light Collector	Collector	1.50
North County Metro	DEER SPRINGS	UNKNOWN	SF 1414	Light Collector	Collector	0.34
North County Metro	DEL DIOS	COUNTRY CLUB	ELM	Light Collector	Collector	0.74
North County Metro	DEL DIOS	UNKNOWN	COUNTRY CLUB	Light Collector	Collector	0.20
North County Metro	OLIVE	GRAPEVINE	GRANADA	Light Collector	Collector	0.39
North County Metro	ROBELINI	EL VALLE OPULENT	SYCAMORE	Light Collector	Collector	0.32
North County Metro	ROBELINI	SOUTH SANTA FE	EL VALLE OPULENT	Light Collector	Collector	0.15
North County Metro	SAN PASQUAL	ZERMATT	VIA RANCHO	Light Collector	Collector	0.99
North County Metro	SOUTH SANTA FE	2430/2503	SMILAX	Light Collector	Collector	0.22
North County Metro	SOUTH SANTA FE	AZALEA	POINSETTIA	Light Collector	Collector	0.28
North County Metro	SOUTH SANTA FE	MONTGOMERY	ZONE CONNECTOR	Light Collector	Collector	0.90
North County Metro	SOUTH SANTA FE	PALMYRA	AZALEA	Light Collector	Collector	0.40
North County Metro	SOUTH SANTA FE	POINSETTIA	2430/2503	Light Collector	Collector	0.39
North County Metro	SOUTH SANTA FE	ROBELINI	SYCAMORE	Light Collector	Collector	0.16
North County Metro	SOUTH SANTA FE	SMILAX	BOSSTICK	Light Collector	Collector	0.38
North County Metro	SOUTH SANTA FE	SYCAMORE	ZONE CONNECTOR	Light Collector	Collector	0.14
North County Metro	SOUTH SANTA FE	TIBER	ROBELINI	Light Collector	Major	0.37
North County Metro	SOUTH SANTA FE	WOODLAND	TIBER	Light Collector	Prime Arterial	0.37
North County Metro	SOUTH SANTA FE	YORK	WOODLAND	Light Collector	Collector	0.12
North County Metro	SOUTH SANTA FE	ZONE CONNECTOR	YORK	Light Collector	Collector	0.10
North County Metro	SOUTH SANTA FE	ZONE CONNECTOR	PALMYRA	Light Collector	Collector	0.22
North County Metro	SYCAMORE	SHADOW RIDGE	ZONE CONNECTOR	Major	Prime Arterial	0.29
North County Metro	VALLEY CENTER	UNKNOWN	UNKNOWN	Light Collector	Collector	0.38
North County Metro	VIA RANCHO	FELICITA	MONTESANO	Light Collector	Collector	0.26
North County Metro	VIA RANCHO	HIGHLANDS WEST	EUCALYPTUS	Light Collector	Town Collector	0.50
North County Metro	VIA RANCHO	LAKE	HIGHLANDS WEST	Light Collector	Town Collector	0.20
North County Metro	VIA RANCHO	VALLEY	LAKE	Light Collector	Town Collector	0.06

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
North County Metro	VIA RANCHO	VIA LOMA VISTA	FELICITA	Light Collector	Town Collector	0.74
North County Metro	VIA RANCHO	VIENTO VALLE	SAN PASQUAL	Light Collector	Town Collector	1.08
Pendleton-De Luz	HARBOR	SAN DIEGO	SAN LUIS REY	Light Collector	Town Collector	0.05
Pendleton-De Luz	HARBOR	SAN LUIS REY	SANTA FE	Light Collector	Town Collector	0.12
Pendleton-De Luz	SAN DIEGO	RAMP	RAMP I-5 NB	Light Collector	Collector	0.07
Pendleton-De Luz	SAN DIEGO	RAMP I-5 NB	COAST	Light Collector	Collector	0.33
Pendleton-De Luz	SAN DIEGO	VANDEGRIFT	RAMP	Major	Prime Arterial	0.18
Pepper Drive-Bosto	BRADLEY	201	325/360	Light Collector	Town Collector	0.09
Pepper Drive-Bosto	BRADLEY	GRAVES	201	Light Collector	Town Collector	0.11
Pepper Drive-Bosto	BRADLEY	MAGNOLIA	RAMP SR-67 SB	Light Collector	Collector	0.12
Pepper Drive-Bosto	BRADLEY	RAMP SR-67 NB	GRAVES	Light Collector	Collector	0.11
Pepper Drive-Bosto	BRADLEY	RAMP SR-67 SB	RAMP SR-67 NB	Light Collector	Collector	0.16
Pepper Drive-Bosto	GRAVES	UNKNOWN	BRADLEY	Light Collector	Town Collector	0.29
Pepper Drive-Bosto	GREENFIELD	BRADLEY ACCESS	BALLANTYNE	Light Collector	Town Collector	0.07
Pepper Drive-Bosto	GREENFIELD	DIAMOND	01ST	Light Collector	Town Collector	0.13
Pepper Drive-Bosto	MAGNOLIA	1681	DENNY	Light Collector	Collector	0.24
Pepper Drive-Bosto	MAGNOLIA	AIRPORT	1681	Light Collector	Town Collector	0.15
Pepper Drive-Bosto	MAGNOLIA	BRADLEY	CYPRESS	Light Collector	Town Collector	0.15
Pepper Drive-Bosto	MAGNOLIA	CYPRESS	UNKNOWN	Light Collector	Town Collector	0.17
Pepper Drive-Bosto	MAGNOLIA	DENNY	BRADLEY	Light Collector	Collector	0.20
Pepper Drive-Bosto	MAGNOLIA	UNKNOWN	VERNON	Light Collector	Town Collector	0.14
Pepper Drive-Bosto	PEPPER	ROXANNE	GARYWOOD/MARLIND	Light Collector	Town Collector	0.20
Pepper Drive-Bosto	PEPPER	VULCAN	ROXANNE	Light Collector	Town Collector	0.07
Ramona	SAN VICENTE	CHUCKWAGON	WILDCAT CANYON	Light Collector	Town Collector	0.21
Ramona	SAN VICENTE	DYE	UNKNOWN	Light Collector	Town Collector	0.29
Ramona	SAN VICENTE	KEYES	DYE	Light Collector	Town Collector	0.07
Ramona	SAN VICENTE	UNKNOWN	CHUCKWAGON	Light Collector	Town Collector	1.29
Ramona	SAN VICENTE	WARNOCK	KEYES	Light Collector	Collector	0.67
Ramona	SAN VICENTE	WILDCAT CANYON	UNKNOWN	Light Collector	Collector	0.64
San Dieguito	DEL DIOS	ELM	ZONE CONNECTOR	Light Collector	Collector	1.14
San Dieguito	DEL DIOS	FRUIT STAND	UNKNOWN	Light Collector	Collector	0.38
San Dieguito	DEL DIOS	LUNA DE MIEL	VIA CUATRO CAMIN	Light Collector	Collector	0.40
San Dieguito	DEL DIOS	MT ISRAEL	RANCHO	Light Collector	Collector	0.11
San Dieguito	DEL DIOS	RANCHO	ZONE CONNECTOR	Light Collector	Collector	1.15
San Dieguito	DEL DIOS	UNKNOWN	FRUIT STAND	Light Collector	Collector	1.46

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
San Dieguito	DEL DIOS	UNKNOWN	UNKNOWN	Light Collector	Collector	1.14
San Dieguito	DEL DIOS	UNKNOWN	UNKNOWN	Light Collector	Collector	0.98
San Dieguito	DEL DIOS	UNKNOWN	LUNA DE MIEL	Light Collector	Collector	0.92
San Dieguito	DEL DIOS	VIA CUATRO CAMIN	EL CAMINO DEL NO	Light Collector	Collector	0.95
San Dieguito	DEL DIOS	ZONE CONNECTOR	MT ISRAEL	Light Collector	Collector	1.46
San Dieguito	DEL DIOS	ZONE CONNECTOR	UNKNOWN	Light Collector	Collector	2.36
San Dieguito	EL CAMINO REAL	VIA DE LA VALLE	SAN DIEGUITO	Light Collector	Collector	0.98
San Dieguito	LA BAJADA	EL MIRLO	LA NORIA	Light Collector	Town Collector	0.29
San Dieguito	PASEO DELICIAS	EL CAMINO DEL NO	EL MONTEVIDEO	Light Collector	Collector	1.13
San Dieguito	PASEO DELICIAS	EL MONTEVIDEO	LAVALLE PLATEADA	Light Collector	Collector	1.09
San Dieguito	PASEO DELICIAS	LA FREMONTIA	VIA DE LA VALLE	Light Collector	Collector	0.10
San Dieguito	PASEO DELICIAS	LAVALLE PLATEADA	LA FREMONTIA	Light Collector	Collector	0.18
San Dieguito	PASEO DELICIAS	VIA DE LA VALLE	LA GRANADA	Light Collector	Town Collector	0.29
San Dieguito	VIA DE LA VALLE	14906	EL CAMINO REAL	Light Collector	Collector	0.61
San Dieguito	VIA DE LA VALLE	CALZADA DEL BOSQ	LAS PALOMAS	Light Collector	Town Collector	0.87
San Dieguito	VIA DE LA VALLE	CANCHA DE GOLF	UNKNOWN	Light Collector	Collector	1.22
San Dieguito	VIA DE LA VALLE	EL CAMINO REAL	UNKNOWN	Light Collector	Collector	1.04
San Dieguito	VIA DE LA VALLE	LAS COLINAS	VIA DE SANTA FE	Light Collector	Town Collector	0.56
San Dieguito	VIA DE LA VALLE	LAS PALOMAS	CANCHA DE GOLF	Light Collector	Town Collector	0.16
San Dieguito	VIA DE LA VALLE	PASEO DELICIAS	LAS COLINAS	Light Collector	Town Collector	0.02
San Dieguito	VIA DE LA VALLE	UNKNOWN	CAMTO PORTA DELG	Light Collector	Collector	0.32
San Dieguito	VIA DE LA VALLE	VIA DE SANTA FE	VIA DE SANTA FE	Light Collector	Collector	0.06
Spring Valley	BANCROFT	HELIX	KOONCE	Light Collector	Collector	0.33
Spring Valley	BANCROFT	KENWOOD	SWITZER/3401	Light Collector	Collector	0.19
Spring Valley	BANCROFT	KOONCE	KENWOOD	Light Collector	Collector	0.37
Spring Valley	BANCROFT	LAMAR	TROY	Light Collector	Collector	0.35
Spring Valley	BANCROFT	RAMP SR-94 EB	HELIX	Light Collector	Collector	0.08
Spring Valley	BANCROFT	SWITZER/3401	ZONE CONNECTOR	Light Collector	Collector	0.12
Spring Valley	BANCROFT	UNKNOWN	RAMP SR-94 EB	Light Collector	Collector	0.05
Spring Valley	BANCROFT	ZONE CONNECTOR	LAMAR	Light Collector	Collector	0.50
Spring Valley	CAMPO	KENWOOD	TERRACE	Light Collector	Collector	0.27
Spring Valley	CAMPO	RAMP SR-125 NB	KENWOOD	Light Collector	Collector	0.16
Spring Valley	JAMACHA BOULEVAR	JAMACHA	SPRING GLEN	Light Collector	Collector	0.18
Spring Valley	JAMACHA BOULEVAR	RAMP	JAMACHA	Light Collector	Collector	0.27
Spring Valley	JAMACHA BOULEVAR	SPRING GLEN	WHITESTONE	Light Collector	Collector	0.64

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Spring Valley	JAMACHA BOULEVAR	SWEETWATER SPRIN	RAMP	Light Collector	Collector	0.52
Spring Valley	JAMACHA BOULEVAR	WHITESTONE	JAMACHA ROAD	Light Collector	Collector	0.59
Spring Valley	KENWOOD	RAMP SR-94 EB	RAMP SR-94 WB	Light Collector	Collector	0.19
Spring Valley	SWEETWATER	BLOSSOM	UNKNOWN	Major	Prime Arterial	0.28
Spring Valley	SWEETWATER	HARNESS	SPRING VISTA	Major	Prime Arterial	0.51
Spring Valley	SWEETWATER	SPRING VISTA	JAMACHA ROAD	Major	Prime Arterial	0.38
Spring Valley	SWEETWATER	UNKNOWN	HARNESS	Major	Prime Arterial	0.26
Spring Valley	SWEETWATER SPRIN	DEL RIO	DON PICO	Major	Prime Arterial	0.12
Spring Valley	SWEETWATER SPRIN	DON PICO	CRISTOBAL	Major	Prime Arterial	0.16
Spring Valley	WORTHINGTON	PARADISE VALLEY	VERDE RIDGE	Light Collector	Town Collector	0.11
Spring Valley	WORTHINGTON	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.28
Spring Valley	WORTHINGTON	VERDE RIDGE	UNKNOWN	Light Collector	Town Collector	0.05
Sweetwater	BONITA	ANDORRA	PLZA BONITA/LYNN	Major	Prime Arterial	0.41
Sweetwater	BONITA	SAN MIGUEL	UNKNOWN	Light Collector	Collector	0.86
Sweetwater	BONITA	SWEETWATER	UNKNOWN	Light Collector	Collector	0.24
Sweetwater	BONITA	UNKNOWN	CENTRAL	Light Collector	Collector	0.28
Sweetwater	BONITA	VILLA BONITA SR	ANDORRA	Major	Prime Arterial	0.40
Sweetwater	BRIARWOOD	RAMP SR-54 EB	ROBINWOOD	Light Collector	Town Collector	0.05
Sweetwater	BRIARWOOD	SOUTH BAY PARKWA	RAMP SR-54 EB	Light Collector	Collector	0.03
Sweetwater	CENTRAL	AUDUBON	CORRAL CANYON	Light Collector	Town Collector	0.24
Sweetwater	CENTRAL	FRISBIE	HAZELHURST	Light Collector	Town Collector	0.13
Sweetwater	CENTRAL	HAZELHURST	AUDUBON	Light Collector	Town Collector	0.08
Sweetwater	SWEETWATER	BRIARWOOD	BONITA WOODS	Light Collector	Town Collector	0.40
Sweetwater	SWEETWATER	DEGEN	BONITA	Light Collector	Collector	0.32
Sweetwater	SWEETWATER	PRAY	DEGEN	Light Collector	Collector	0.11
Sweetwater	SWEETWATER	QUARRY	PRAY	Light Collector	Collector	0.92
Sweetwater	SWEETWATER	UNKNOWN	QUARRY	Light Collector	Collector	0.66
Sweetwater	WILLOW	SWEETWATER	BONITA	Light Collector	Collector	0.45
Valle De Oro	BANCROFT	CAMPO	RAMP SR-94 WB	Light Collector	Collector	0.09
Valle De Oro	BANCROFT	RAMP SR-94 WB	UNKNOWN	Light Collector	Collector	0.07
Valle De Oro	CALLE VERDE	RANCHO S D VILLA	VIA MERCADO	Light Collector	Town Collector	0.13
Valle De Oro	CAMPO	BANCROFT	HELIX	Light Collector	Collector	0.38
Valle De Oro	CAMPO	HELIX	UNKNOWN	Light Collector	Town Collector	0.23
Valle De Oro	CAMPO	KENWOOD	TERRACE	Light Collector	Collector	0.10
Valle De Oro	CAMPO	TERRACE	BANCROFT	Light Collector	Collector	0.41

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Valle De Oro	CAMPO	UNKNOWN	ROGERS	Light Collector	Town Collector	0.14
Valle De Oro	CHASE	BERNITA	UNKNOWN	Light Collector	Collector	0.50
Valle De Oro	CHASE	FUERTE	ZONE CONNECTOR	Light Collector	Collector	0.16
Valle De Oro	CHASE	GROVE	BERNITA	Light Collector	Collector	0.22
Valle De Oro	CHASE	MONUMENT HILL	FUERTE	Light Collector	Collector	0.14
Valle De Oro	CHASE	SR 54	JAMACHA ROAD	Light Collector	Collector	0.23
Valle De Oro	CHASE	UNKNOWN	MONUMENT HILL	Light Collector	Collector	0.70
Valle De Oro	CHASE	ZONE CONNECTOR	SR 54	Light Collector	Collector	0.14
Valle De Oro	FUERTE	ALZEDA	CALAVO	Light Collector	Town Collector	0.13
Valle De Oro	FUERTE	CALAVO	AVOCADO	Light Collector	Town Collector	0.23
Valle De Oro	FUERTE	GRANDVIEW	ZONE CONNECTOR	Light Collector	Town Collector	0.20
Valle De Oro	FUERTE	GROSSMONT	SIERRA VISTA	Light Collector	Collector	0.40
Valle De Oro	FUERTE	HELIX	GRANDVIEW	Light Collector	Collector	0.82
Valle De Oro	FUERTE	LEMON	HELIX	Light Collector	Collector	0.72
Valle De Oro	FUERTE	SIERRA VISTA	UNKNOWN	Light Collector	Collector	0.62
Valle De Oro	FUERTE	UNKNOWN	ZONE CONNECTOR	Light Collector	Collector	0.63
Valle De Oro	FUERTE	ZONE CONNECTOR	LEMON	Light Collector	Collector	0.21
Valle De Oro	FUERTE	ZONE CONNECTOR	ALZEDA	Light Collector	Town Collector	0.13
Valle De Oro	HILLSDALE	JAMACHA ROAD	LA VALHALLA	Light Collector	Town Collector	0.29
Valle De Oro	KENWOOD	RAMP SR-94 WB	CAMPO	Light Collector	Collector	0.20
Valle De Oro	NORTH BARCELONA	CAMPO	DOLORES	Light Collector	Town Collector	0.06
Valle De Oro	VIA MERCADO	CALLE VERDE	CAMPO	Light Collector	Collector	0.31
Valley Center	CHAMPAGNE	GOPHER CANYON	OLD CASTLE	Light Collector	Collector	0.32
Valley Center	OLD 395	CIRCLE R	GOPHER CANYON	Light Collector	Town Collector	0.15
Valley Center	VALLEY CENTER	CALLE DE VISTA	ZONE CONNECTOR	Light Collector	Collector	0.32
Valley Center	VALLEY CENTER	CHARLAN	WOODS VALLEY	Light Collector	Collector	0.56
Valley Center	VALLEY CENTER	COLE GRADE	MILLER	Light Collector	Collector	1.04
Valley Center	VALLEY CENTER	LILAC	CALLE DE VISTA	Light Collector	Collector	0.55
Valley Center	VALLEY CENTER	MILLER	ZONE CONNECTOR	Light Collector	Collector	0.94
Valley Center	VALLEY CENTER	UNKNOWN	UNKNOWN	Light Collector	Collector	2.93
Valley Center	VALLEY CENTER	WOODS VALLEY	ZONE CONNECTOR	Light Collector	Collector	0.29
Valley Center	VALLEY CENTER	ZONE CONNECTOR	LILAC	Light Collector	Collector	0.59
Valley Center	VALLEY CENTER	ZONE CONNECTOR	CHARLAN	Light Collector	Collector	0.94
Valley Center	VALLEY CENTER	ZONE CONNECTOR	UNKNOWN	Light Collector	Collector	2.09

Appendix A
Base Year Deficiencies
State Facilities

CPA	Name	Lanes	Additional Lane Miles Required
Bonsall	MISSION	2	6.77
Bonsall	PALA	2	0.56
Fallbrook	PALA	2	0.30
Jamul-Dulzura	CAMPO	2	4.39
Jamul-Dulzura	SR-94	2	0.83
Lakeside	SR-67	2	7.81
Ramona	JULIAN	2	0.89
Ramona	MAIN	4	0.22
Ramona	SR-67	2	5.40
Spring Valley	SR-54 EB	4	0.31
Sweetwater	SOUTH BAY PARKWAY	2	1.70
Valle De Oro	CAMPO	2	2.87

Appendix B
Future Buildout Roadway Deficiencies

Appendix B
Buildout Deficiencies
County Facilities

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Alpine	ALPINE	ALPINE MHP	BAY MDOWS/MARINO	Light Collector	Collector	0.22
Alpine	ALPINE	BAY MDOWS/MARINO	ROCK	Light Collector	Collector	0.61
Alpine	ALPINE	DUNBAR	RAMP I8 EB	Light Collector	Town Collector	0.07
Alpine	ALPINE	Eltinge	ALPINE MHP	Light Collector	Collector	0.56
Alpine	ALPINE	ROCK	SO GRADE/E VICTO	Light Collector	Collector	0.30
Alpine	ALPINE	TAVERN	ZONE CONNECTOR	Light Collector	Collector	0.11
Alpine	ALPINE	WEST VICTORIA	Eltinge	Light Collector	Collector	0.11
Alpine	ALPINE	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	0.35
Alpine	ALPINE	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	0.53
Alpine	ALPINE	ZONE CONNECTOR	WEST VICTORIA	Light Collector	Collector	0.41
Alpine	SOUTH GRADE	OLIVE VIEW	Eltinge	Light Collector	Town Collector	0.08
Alpine	TAVERN	ARNOLD	ZONE CONNECTOR	Light Collector	Collector	0.29
Alpine	TAVERN	RAMP I-8 HOV EB	ALPINE	Major	Prime Arterial	0.20
Alpine	TAVERN	RAMP I-8 WB	RAMP I-8 HOV EB	Light Collector	Major	0.33
Alpine	TAVERN	UNKNOWN	VICTORIA PARK	Light Collector	Collector	1.20
Alpine	TAVERN	VICTORIA PARK	RAMP I-8 WB	Light Collector	Major	0.07
Alpine	VIA LA MANCHA	RAMP I-8 EB	ALPINE	Light Collector	Town Collector	0.02
Alpine	VIA LA MANCHA	RAMP I-8 WB	RAMP I-8 EB	Light Collector	Collector	0.22
Alpine	VICTORIA PARK	TAVERN	GENTIAN	Light Collector	Town Collector	0.40
Alpine	WILLOWS	RAMP I-8 WB	WILLOWSIDE	Light Collector	Collector	1.15
Alpine	WILLOWS	WILLOWSIDE	VIEJAS GRADE	Light Collector	Collector	0.44
Barona	WILDCAT CANYON	SC 964	UNKNOWN	Light Collector	Town Collector	2.09
Barona	WILDCAT CANYON	UNKNOWN	ZONE CONNECTOR	Light Collector	Town Collector	1.87
Barona	WILDCAT CANYON	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	5.75
Bonsall	CHAMPAGNE	LAWRENCE WELK	ZONE CONNECTOR	Light Collector	Collector	1.80
Bonsall	EAST VISTA	EVERGREEN	HUTCHISON	Town Collector	Collector	0.67
Bonsall	EAST VISTA	HUTCHISON	ORMSBY/GOPHER CA	Town Collector	Collector	0.59
Bonsall	EAST VISTA	MISSION	OLD RIVER	Town Collector	Collector	0.13
Bonsall	EAST VISTA	OLD RIVER	EVERGREEN	Town Collector	Collector	0.50
Bonsall	EAST VISTA	ORMSBY/GOPHER CA	STRAWBERRY HILL	Town Collector	Collector	0.43
Bonsall	EAST VISTA	STRAWBERRY HILL	OSBORNE	Light Collector	Collector	0.89
Bonsall	GOPHER CANYON	ORMSBY	VISTA VALLEY	Light Collector	Collector	1.98
Bonsall	GOPHER CANYON	RAMP I-15 NB	OLD 395	Light Collector	Collector	0.14
Bonsall	GOPHER CANYON	RAMP I-15 SB	RAMP I-15 NB	Light Collector	Collector	0.19
Bonsall	GOPHER CANYON	TWIN OAKS VALLEY	UNKNOWN	Light Collector	Collector	1.65

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Bonsall	GOPHER CANYON	UNKNOWN	RAMP I-15 SB	Light Collector	Collector	1.63
Bonsall	GOPHER CANYON	VISTA VALLEY	TWIN OAKS VALLEY	Light Collector	Collector	1.57
Bonsall	MISSION	BLDG 4949	ZONE CONNECTOR	Light Collector	Collector	0.35
Bonsall	NORTH RIVER	UNKNOWN	VIA PUERTA DEL S	Light Collector	Collector	0.10
Bonsall	NORTH RIVER	VIA PUERTA DEL S	MISSION	Light Collector	Collector	0.85
Bonsall	OLD 395	WEST LILAC	ZONE CONNECTOR	Light Collector	Town Collector	0.41
Bonsall	OLD 395	ZONE CONNECTOR	RAMP I-15 SB	Light Collector	Town Collector	0.44
Bonsall	OLD RIVER	GOLF CLUB	ZONE CONNECTOR	Light Collector	Town Collector	0.44
Bonsall	OLD RIVER	GOPHER CANYON	UNKNOWN	Light Collector	Town Collector	0.53
Bonsall	OLD RIVER	OLIVEHILL	GOLF CLUB	Light Collector	Town Collector	0.33
Bonsall	OLD RIVER	ZONE CONNECTOR	GOPHER CANYON	Light Collector	Town Collector	1.04
Bonsall	OLIVEHILL	MISSION	WEST LILAC	Light Collector	Town Collector	0.25
Bonsall	ORMSBY	FAIRVIEW	EAST VISTA	Light Collector	Collector	0.81
Bonsall	ORMSBY	GOPHER CANYON	ZONE CONNECTOR	Light Collector	Collector	0.55
Bonsall	ORMSBY	ZONE CONNECTOR	FAIRVIEW	Light Collector	Collector	1.01
Bonsall	VIA PUERTA DEL S	BIG VIEW	UNKNOWN	Light Collector	Town Collector	0.15
Bonsall	VIA PUERTA DEL S	OLIVE HILL	VALLE DEL SOL	Light Collector	Town Collector	0.60
Bonsall	VIA PUERTA DEL S	PASO DEL LAGOS	UNKNOWN	Light Collector	Town Collector	0.25
Bonsall	VIA PUERTA DEL S	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.01
Bonsall	VIA PUERTA DEL S	UNKNOWN	BIG VIEW	Light Collector	Town Collector	0.24
Bonsall	VIA PUERTA DEL S	UNKNOWN	NORTH RIVER	Light Collector	Town Collector	0.13
Bonsall	VIA PUERTA DEL S	VALLE DEL SOL	PASO DEL LAGOS	Light Collector	Town Collector	0.75
Bonsall	WEST LILAC	OLD RIVER	CAM DEL REY	Light Collector	Collector	0.59
County Islands	POMERADO	UNKNOWN	RAMP I-15 NB	Light Collector	Major	0.13
Crest-Dehesa	DEHESA	CALLE ENCANTO	VISTA GRANDE	Light Collector	Collector	0.64
Crest-Dehesa	DEHESA	DEHESA-NEW	DEHESA-NEW	Light Collector	Town Collector	0.65
Crest-Dehesa	DEHESA	DEHESA-NEW	WILLOW GLEN	Light Collector	Town Collector	0.04
Crest-Dehesa	DEHESA	HARBISON CANYON	UNKNOWN	Light Collector	Collector	0.50
Crest-Dehesa	DEHESA	SINGING TRAILS	DEHESA-NEW	Light Collector	Town Collector	0.12
Crest-Dehesa	DEHESA	UNKNOWN	UNKNOWN	Light Collector	Collector	1.83
Crest-Dehesa	DEHESA	UNKNOWN	HARBISON CANYON	Light Collector	Collector	1.01
Crest-Dehesa	DEHESA	UNKNOWN	SYCUAN	Light Collector	Collector	0.97
Crest-Dehesa	DEHESA	VISTA GRANDE	SINGING TRAILS	Light Collector	Collector	0.89
Crest-Dehesa	DEHESA	WILLOW GLEN	ZONE CONNECTOR	Light Collector	Collector	0.84
Crest-Dehesa	DEHESA	ZONE CONNECTOR	UNKNOWN	Light Collector	Collector	2.75

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Crest-Dehesa	GREENFIELD	SYCAMORE	LA CRESTA	Light Collector	Collector	0.30
Crest-Dehesa	SYCUAN	DEHESA	ZONE CONNECTOR	Light Collector	Collector	0.70
Desert	BORREGO SPRINGS	CHRISTMAS S	STIRRUP	Light Collector	Collector	0.42
Desert	CHRISTMAS N	BORREGO SPRINGS	PALM CANYON	Light Collector	Collector	0.13
Desert	CHRISTMAS S	CHRISTMAS N	BORREGO SPRINGS	Light Collector	Collector	0.14
Desert	PALM CANYON	CHRISTMAS N	UNKNOWN	Light Collector	Collector	0.49
Desert	PALM CANYON	DI GIORGIO	UNKNOWN	Light Collector	Town Collector	0.48
Desert	PALM CANYON	OCOTILLO	UNKNOWN	Light Collector	Collector	0.55
Desert	PALM CANYON	UNKNOWN	OCOTILLO	Light Collector	Town Collector	0.22
Desert	PALM CANYON	UNKNOWN	CHRISTMAS N	Light Collector	Collector	0.40
Desert	PALM CANYON	UNKNOWN	DI GIORGIO	Light Collector	Town Collector	0.23
Fallbrook	AVIATION	UNKNOWN	MISSION	Light Collector	Town Collector	0.09
Fallbrook	FALLBROOK	GOLDEN	MC DONALD	Light Collector	Town Collector	0.35
Fallbrook	FALLBROOK	MAGARIAN	ZONE CONNECTOR	Light Collector	Town Collector	0.22
Fallbrook	FALLBROOK	MAIN	OLD STAGE	Light Collector	Collector	0.25
Fallbrook	FALLBROOK	MANDARIN	GOLDEN	Light Collector	Collector	0.54
Fallbrook	FALLBROOK	MC DONALD	MAGARIAN	Light Collector	Town Collector	0.06
Fallbrook	FALLBROOK	OLD STAGE	MANDARIN	Light Collector	Collector	0.25
Fallbrook	FALLBROOK	ZONE CONNECTOR	STAGE COACH	Light Collector	Town Collector	0.22
Fallbrook	MAIN	ALVARADO	FIG	Light Collector	Town Collector	0.06
Fallbrook	MAIN	AMMUNITION	CLEMMENS	Light Collector	Collector	0.25
Fallbrook	MAIN	AVIATION	AMMUNITION	Light Collector	Collector	0.38
Fallbrook	MAIN	COLLEGE	ZONE CONNECTOR	Light Collector	Collector	0.18
Fallbrook	MAIN	FALLBROOK	AVIATION	Light Collector	Collector	0.38
Fallbrook	MAIN	FIG	COLLEGE	Light Collector	Collector	0.28
Fallbrook	MAIN	MISSION	ZONE CONNECTOR	Light Collector	Town Collector	0.09
Fallbrook	MAIN	ZONE CONNECTOR	ALVARADO	Light Collector	Collector	0.18
Fallbrook	MAIN	ZONE CONNECTOR	FALLBROOK	Light Collector	Collector	0.16
Fallbrook	MISSION	BAJA MISSION	LA CANADA	Light Collector	Collector	0.63
Fallbrook	MISSION	BIG OAK RANCH	GREEN CANYON	Light Collector	Collector	0.89
Fallbrook	MISSION	BRANDON	IOWA	Light Collector	Collector	0.56
Fallbrook	MISSION	DAVIS	STAGE COACH	Light Collector	Collector	0.35
Fallbrook	MISSION	GREEN CANYON	VIA ENCINAS	Light Collector	Collector	0.62
Fallbrook	MISSION	GUM TREE	INDUSTRIAL	Light Collector	Collector	0.91
Fallbrook	MISSION	HELLERS BEND	ZONE CONNECTOR	Light Collector	Collector	0.78

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Fallbrook	MISSION	INDUSTRIAL	SANTA MARGARITA	Light Collector	Collector	0.36
Fallbrook	MISSION	IOWA	UNKNOWN	Town Collector	Collector	0.10
Fallbrook	MISSION	LA CANADA	BLDG 4949	Light Collector	Collector	1.60
Fallbrook	MISSION	LIVE OAK PARK	OLD 395	Light Collector	Collector	1.42
Fallbrook	MISSION	OLD 395	RAMP I-15 SB	Light Collector	Prime Arterial	0.22
Fallbrook	MISSION	OLD STAGE	PEPPER TREE	Major	Prime Arterial	0.16
Fallbrook	MISSION	OVERLAND	BIG OAK RANCH	Light Collector	Collector	0.52
Fallbrook	MISSION	RAMP I-15 NB	OLD 395	Light Collector	Collector	0.10
Fallbrook	MISSION	RAMP I-15 SB	RAMP I-15 NB	Light Collector	Collector	0.31
Fallbrook	MISSION	SANTA MARGARITA	BRANDON	Light Collector	Collector	0.51
Fallbrook	MISSION	STAGE COACH	GUM TREE	Light Collector	Collector	0.26
Fallbrook	MISSION	STAGE COACH	OLIVE HILL	Light Collector	Collector	0.17
Fallbrook	MISSION	UNKNOWN	WILLOW GLEN	Light Collector	Collector	0.69
Fallbrook	MISSION	UNKNOWN	XX	Light Collector	Collector	1.13
Fallbrook	MISSION	UNKNOWN	MAIN	Town Collector	Collector	0.09
Fallbrook	MISSION	VIA ENCINAS	HELLERS BEND	Light Collector	Collector	0.71
Fallbrook	MISSION	VIA MONSERATE	BAJA MISSION	Light Collector	Collector	0.22
Fallbrook	MISSION	WILLOW GLEN	LIVE OAK PARK	Light Collector	Collector	1.77
Fallbrook	MISSION	WINTER HAVEN	OVERLAND	Light Collector	Collector	0.59
Fallbrook	MISSION	XX	ZONE CONNECTOR	Light Collector	Collector	0.79
Fallbrook	MISSION	ZONE CONNECTOR	DAVIS	Light Collector	Collector	0.60
Fallbrook	MISSION	ZONE CONNECTOR	VIA MONSERATE	Light Collector	Collector	0.70
Fallbrook	OLD 395	CANONITA	TECALOTE	Light Collector	Town Collector	0.57
Fallbrook	OLD 395	DULIN	DULIN	Light Collector	Collector	0.43
Fallbrook	OLD 395	DULIN	WEST LILAC	Light Collector	Collector	2.72
Fallbrook	OLD 395	MISSION	MISSION	Light Collector	Collector	0.64
Fallbrook	OLD 395	PALA	UNKNOWN	Light Collector	Town Collector	0.23
Fallbrook	OLD 395	PALA MESA	ZONE CONNECTOR	Light Collector	Collector	1.03
Fallbrook	OLD 395	PUBLIC	PALA	Light Collector	Collector	0.23
Fallbrook	OLD 395	RECHE	CANONITA	Light Collector	Town Collector	0.72
Fallbrook	OLD 395	TECALOTE	PALA MESA	Light Collector	Collector	2.17
Fallbrook	OLD 395	UNKNOWN	DULIN	Light Collector	Town Collector	0.31
Fallbrook	OLD 395	ZONE CONNECTOR	PUBLIC	Light Collector	Collector	0.60
Fallbrook	OLIVE HILL	BURMA	RANCHO BONITO	Light Collector	Town Collector	0.31
Fallbrook	OLIVE HILL	LADERA VISTA	BURMA	Light Collector	Collector	0.47

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Fallbrook	OLIVE HILL	MISSION	ZONE CONNECTOR	Light Collector	Collector	0.29
Fallbrook	OLIVE HILL	RANCHO BONITO	RANCHO CAM	Light Collector	Town Collector	0.36
Fallbrook	OLIVE HILL	RANCHO CAM	ZONE CONNECTOR	Light Collector	Collector	1.68
Fallbrook	OLIVE HILL	UNKNOWN	VIA PUERTA DEL S	Light Collector	Collector	1.21
Fallbrook	OLIVE HILL	WHITE HORSE	LADERA VISTA	Light Collector	Collector	1.00
Fallbrook	OLIVE HILL	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	0.63
Fallbrook	OLIVE HILL	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	0.73
Fallbrook	OLIVE HILL	ZONE CONNECTOR	WHITE HORSE	Light Collector	Collector	1.10
Fallbrook	OLIVE HILL	ZONE CONNECTOR	UNKNOWN	Light Collector	Collector	0.20
Fallbrook	PANKEY	PALA	SHEARER	Light Collector	Collector	0.17
Fallbrook	PANKEY	ZONE CONNECTOR	PALA	Light Collector	8L Prime	0.92
Fallbrook	PEPPER TREE	MISSION	ZONE CONNECTOR	Light Collector	Collector	0.23
Fallbrook	RECHE	FALLBROOK	LOS AMIGOS	Light Collector	Collector	0.16
Fallbrook	RECHE	GIRD	UNKNOWN	Light Collector	Town Collector	0.67
Fallbrook	RECHE	GREEN CANYON	UNKNOWN	Light Collector	Town Collector	0.08
Fallbrook	RECHE	LIVE OAK PARK	GIRD	Light Collector	Town Collector	0.51
Fallbrook	RECHE	LOS AMIGOS	GREEN CANYON	Light Collector	Collector	0.34
Fallbrook	RECHE	RANGER	OLD 395	Light Collector	Town Collector	0.39
Fallbrook	RECHE	STAGE COACH	UNKNOWN	Light Collector	Collector	0.40
Fallbrook	RECHE	UNKNOWN	ZONE CONNECTOR	Light Collector	Collector	0.38
Fallbrook	RECHE	UNKNOWN	LIVE OAK PARK	Light Collector	Town Collector	0.32
Fallbrook	RECHE	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.58
Fallbrook	RECHE	UNKNOWN	RANGER	Light Collector	Town Collector	0.53
Fallbrook	RECHE	ZONE CONNECTOR	FALLBROOK	Light Collector	Collector	0.24
Fallbrook	STAGE COACH	BROOKE	POMEGRANATE	Light Collector	Town Collector	0.61
Fallbrook	STAGE COACH	FALLBROOK	ZONE CONNECTOR	Light Collector	Collector	0.51
Fallbrook	STAGE COACH	MORRO	MISSION	Town Collector	Collector	0.48
Fallbrook	STAGE COACH	PEPPER TREE	BROOKE	Light Collector	Collector	0.72
Fallbrook	STAGE COACH	POMEGRANATE	MORRO	Town Collector	Collector	0.48
Fallbrook	STAGE COACH	RANCHWOOD	PEPPER TREE	Light Collector	Collector	0.25
Fallbrook	STAGE COACH	RECHE	RANCHWOOD	Light Collector	Town Collector	0.38
Fallbrook	STAGE COACH	ZONE CONNECTOR	RECHE	Light Collector	Collector	0.50
Jamul-Dulzura	JAMUL	TUK A WILE	YUCCA	Light Collector	Town Collector	1.04
Jamul-Dulzura	JAMUL	YUCCA	LYONS VALLEY	Light Collector	Town Collector	0.08
Jamul-Dulzura	JEFFERSON	OLIVE VISTA	ZONE CONNECTOR	Light Collector	Town Collector	0.18

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Jamul-Dulzura	LYONS VALLEY	JAMUL	RIO GRANDE	Light Collector	Collector	0.85
Jamul-Dulzura	LYONS VALLEY	JEFFERSON	RESERVOIR	Light Collector	Collector	0.39
Jamul-Dulzura	LYONS VALLEY	RESERVOIR	JAMUL	Light Collector	Collector	0.36
Jamul-Dulzura	LYONS VALLEY	RIO GRANDE	SC 760	Light Collector	Collector	0.70
Jamul-Dulzura	PROCTOR VALLEY	CALLE BUENO GANA	SCHLEE CANYON	Light Collector	Town Collector	0.41
Jamul-Dulzura	PROCTOR VALLEY	MAXFIELD	ZONE CONNECTOR	Light Collector	Collector	0.22
Jamul-Dulzura	PROCTOR VALLEY	MELODY	CALLE BUENO GANA	Light Collector	Town Collector	0.11
Jamul-Dulzura	PROCTOR VALLEY	SCHLEE CANYON	MAXFIELD	Light Collector	Collector	0.52
Jamul-Dulzura	PROCTOR VALLEY	ZONE CONNECTOR	JEFFERSON	Light Collector	Collector	0.16
Lakeside	ASHWOOD	WILDCAT CANYON	ZONE CONNECTOR	Light Collector	Collector	0.85
Lakeside	ASHWOOD	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	0.76
Lakeside	ASHWOOD	ZONE CONNECTOR	MAPLEVIEW	Light Collector	Collector	0.36
Lakeside	CHANNEL	LAKESIDE	UNKNOWN	Light Collector	Collector	0.26
Lakeside	EL NOPAL	11354	RIVERFORD	Light Collector	Collector	0.22
Lakeside	EL NOPAL	UNKNOWN	11354	Light Collector	Town Collector	0.21
Lakeside	EL NOPAL	UNNAMED LKS	UNKNOWN	Light Collector	Town Collector	0.12
Lakeside	I-8 BUSINESS	13490	LOS COCHES/CM CA	Light Collector	Collector	0.81
Lakeside	I-8 BUSINESS	JACKSON HILL	LAVALA	Light Collector	Collector	1.01
Lakeside	I-8 BUSINESS	LOS COCHES/CM CA	UNKNOWN	Light Collector	Collector	0.32
Lakeside	I-8 BUSINESS	PINKARD	LAKEVIEW/13754	Light Collector	Town Collector	0.23
Lakeside	I-8 BUSINESS	UNKNOWN	JACKSON HILL	Light Collector	Collector	0.59
Lakeside	JULIAN	CACTUS	LOS COCHES/MAINE	Light Collector	Town Collector	0.18
Lakeside	JULIAN	PINO	LAKEVIEW	Light Collector	Town Collector	0.16
Lakeside	LAKE JENNINGS PA	EL MONTE	ZONE CONNECTOR	Light Collector	Collector	1.00
Lakeside	LAKE JENNINGS PA	HARRITT	HWY 8/BLOSSOM VA	Light Collector	Collector	0.23
Lakeside	LAKE JENNINGS PA	HWY 8/BLOSSOM VA	RAMP I-8 WB	Light Collector	Collector	0.10
Lakeside	LAKE JENNINGS PA	PINKARD	HARRITT	Light Collector	Collector	0.20
Lakeside	LAKE JENNINGS PA	RAMP I-8 WB	RAMP I-8 WB	Light Collector	Collector	0.06
Lakeside	LAKE JENNINGS PA	RAMP I-8 WB	SIERRA ALTA	Light Collector	Collector	0.14
Lakeside	LAKE JENNINGS PA	ZONE CONNECTOR	PINKARD	Light Collector	Collector	1.74
Lakeside	LAKESIDE	RIVERSIDE	ZONE CONNECTOR	Town Collector	Collector	0.28
Lakeside	LAKESIDE	ZONE CONNECTOR	CHANNEL	Town Collector	Collector	0.15
Lakeside	LOS COCHES	BOWER	LAKEVIEW	Town Collector	Collector	0.40
Lakeside	LOS COCHES	DEL SOL	ZONE CONNECTOR	Town Collector	Collector	1.01
Lakeside	LOS COCHES	LAKEVIEW	I-8 BUSINESS	Town Collector	Collector	0.58

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Lakeside	LOS COCHES	LOS COCHES/MAINE	DEL SOL	Town Collector	Collector	0.94
Lakeside	LOS COCHES	ZONE CONNECTOR	BOWER	Town Collector	Collector	0.76
Lakeside	MAPLEVIEW	MAINE	VINE	Town Collector	Prime Arterial	0.11
Lakeside	MAPLEVIEW	SC 1805	SR-67	Light Collector	Collector	0.42
Lakeside	MAPLEVIEW	SR-67	MAINE	Light Collector	Prime Arterial	0.17
Lakeside	OLDE 80	PECAN PARK	PECAN PARK	Light Collector	Collector	0.61
Lakeside	OLDE 80	PECAN PARK	BOND	Light Collector	Collector	0.30
Lakeside	OLDE 80	SIERRA ALTA	PECAN PARK	Light Collector	Collector	0.07
Lakeside	PEPPER	02ND/WINTER GARD	PEERLESS	Light Collector	Town Collector	0.25
Lakeside	RIVERFORD	EL NOPAL	RIVERSIDE/MAST	Light Collector	Collector	0.16
Lakeside	RIVERFORD	RAMP SR-67 SB	WOODSIDE	Light Collector	Collector	0.18
Lakeside	RIVERFORD	RIVERSIDE/MAST	WOODSIDE(N)	Town Collector	Major	0.63
Lakeside	RIVERFORD	WOODSIDE(N)	RAMP SR-67 SB	Light Collector	Collector	0.08
Lakeside	RIVERSIDE	PALM ROW	VISTA CAMINO	Town Collector	Collector	0.42
Lakeside	RIVERSIDE	RIVERFORD	PALM ROW	Town Collector	Collector	0.56
Lakeside	RIVERSIDE	VISTA CAMINO	UNKNOWN	Town Collector	Collector	0.21
Lakeside	SIERRA ALTA	LAKE JENNINGS PA	RAMP I-8 EB	Light Collector	Collector	0.06
Lakeside	SIERRA ALTA	RAMP I-8 EB	OLDE 80	Light Collector	Collector	0.07
Lakeside	VALLE VISTA	SC 1791	ZONE CONNECTOR	Light Collector	Town Collector	0.23
Lakeside	VALLE VISTA	VISTA CAMINO	SC 1791	Light Collector	Town Collector	0.14
Lakeside	VALLE VISTA	ZONE CONNECTOR	RIVERSIDE	Light Collector	Town Collector	0.41
Lakeside	WILDCAT CANYON	ZONE CONNECTOR	WILLOW	Light Collector	Collector	5.56
Lakeside	WILLOW	FILLBROOK	WILDCAT CANYON	Light Collector	Town Collector	0.36
Lakeside	WILLOW	MORENO	FILLBROOK	Light Collector	Town Collector	0.29
Lakeside	WILLOW	SR-67	MORENO	Light Collector	Town Collector	0.25
Lakeside	WOODSIDE	11980/12001-APTS	WINTER GARDENS	Light Collector	Town Collector	0.17
Lakeside	WOODSIDE	MARILLA	UNKNOWN	Light Collector	Collector	0.21
Lakeside	WOODSIDE	RAMP	RIVERFORD	Light Collector	Collector	0.13
Lakeside	WOODSIDE	RAMP SR-67 NB	MARILLA	Light Collector	Collector	0.59
Lakeside	WOODSIDE	RIVERFORD	RAMP SR-67 NB	Light Collector	Collector	0.12
Lakeside	WOODSIDE	RIVERVIEW	11980/12001-APTS	Light Collector	Town Collector	0.18
Lakeside	WOODSIDE	UNKNOWN	RIVERVIEW	Light Collector	Collector	0.21
North County Metro	17TH	LENDEE	UNKNOWN	Light Collector	Collector	0.11
North County Metro	17TH	UNKNOWN	SAN PASQUAL VALL	Light Collector	Collector	0.33
North County Metro	BEAR VALLEY	BIRCH	IDAHO	Light Collector	Collector	0.31

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
North County Metro	BEAR VALLEY	IDAHO	LANDAVO	Light Collector	Collector	0.22
North County Metro	BEAR VALLEY	LANDAVO	SUBURBAN HILLS	Light Collector	Collector	0.28
North County Metro	BUENA CREEK	FREDAS HILL	LAS POSAS	Light Collector	Town Collector	0.50
North County Metro	BUENA CREEK	HARTWRIGHT	UNKNOWN	Light Collector	Collector	1.40
North County Metro	BUENA CREEK	HOLLYBERRY	FREDAS HILL	Light Collector	Town Collector	0.28
North County Metro	BUENA CREEK	LAS POSAS	TAMARA	Light Collector	Town Collector	0.43
North County Metro	BUENA CREEK	LONE OAK	MONTE VISTA	Light Collector	Collector	0.50
North County Metro	BUENA CREEK	MONTE VISTA	SUGARBUSH	Light Collector	Collector	1.21
North County Metro	BUENA CREEK	SOUTH SANTA FE	SYCAMORE	Light Collector	Collector	0.04
North County Metro	BUENA CREEK	SUGARBUSH	HOLLYBERRY	Light Collector	Collector	0.17
North County Metro	BUENA CREEK	SYCAMORE	HARTWRIGHT	Light Collector	Collector	0.06
North County Metro	BUENA CREEK	UNKNOWN	LONE OAK	Light Collector	Collector	0.33
North County Metro	CAMINO DEL	ZONE CONNECTOR	RANCHO SANTA FE	Light Collector	Town Collector	0.06
North County Metro	CHAMPAGNE	UNKNOWN	LAWRENCE WELK	Light Collector	Collector	0.74
North County Metro	CHAMPAGNE	ZONE CONNECTOR	MOUNTAIN MEADOW	Light Collector	Collector	3.62
North County Metro	DEER SPRINGS	MARILYN	UNKNOWN	Light Collector	Collector	0.40
North County Metro	DEER SPRINGS	MESA ROCK	MOUNTAIN MEADOW	Light Collector	Prime Arterial	0.21
North County Metro	DEER SPRINGS	SF 1414	UNKNOWN	Light Collector	Prime Arterial	2.78
North County Metro	DEER SPRINGS	UNKNOWN	MARILYN	Light Collector	Collector	0.33
North County Metro	DEER SPRINGS	UNKNOWN	SF 1414	Light Collector	Collector	0.34
North County Metro	DEER SPRINGS	UNKNOWN	MESA ROCK	Light Collector	Prime Arterial	3.01
North County Metro	DEL DIOS	COUNTRY CLUB	ELM	Light Collector	Collector	0.74
North County Metro	HARMONY GROVE	COUNTRY CLUB	WILGEN	Light Collector	Town Collector	0.39
North County Metro	HARMONY GROVE	WILGEN	ZONE CONNECTOR	Light Collector	Town Collector	1.66
North County Metro	HOLLYBERRY	BUENA CREEK	SALEM	Light Collector	Collector	0.48
North County Metro	N CENTRE CITY	CHAMPAGNE	JESMOND DENE	Light Collector	Town Collector	0.58
North County Metro	N CENTRE CITY	IVY DELL	UNKNOWN	Light Collector	Collector	0.51
North County Metro	N CENTRE CITY	JESMOND DENE	MESA ROCK	Light Collector	Collector	2.51
North County Metro	N CENTRE CITY	MESA ROCK	IVY DELL	Light Collector	Collector	0.71
North County Metro	N CENTRE CITY	UNKNOWN	CENTRE CITY	Light Collector	Collector	0.07
North County Metro	ROCK SPRINGS	MONTIEL	SEVEN OAKES	Light Collector	Town Collector	0.05
North County Metro	ROCK SPRINGS	UNKNOWN	BENNETT	Light Collector	Collector	0.01
North County Metro	SALEM	HOLLYBERRY	EMMA	Light Collector	Collector	1.00
North County Metro	SAN PASQUAL	ZERMATT	VIA RANCHO	Light Collector	Collector	0.99
North County Metro	SOUTH SANTA FE	TIBER	ROBELINI	Major	Prime Arterial	0.37

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
North County Metro	SOUTH SANTA FE	WOODLAND	TIBER	Major	Prime Arterial	0.19
North County Metro	SYCAMORE	BUENA CREEK	UNKNOWN	Major	Prime Arterial	0.21
North County Metro	SYCAMORE	RAMP SR-78 WB	RAMP SR-78 EB	Prime Arterial	8L Prime	0.09
North County Metro	SYCAMORE	ROBELINI	ROBELINI	Major	Prime Arterial	0.00
North County Metro	SYCAMORE	SHADOW RIDGE	ZONE CONNECTOR	Major	Prime Arterial	0.29
North County Metro	SYCAMORE	UNKNOWN	ROBELINI	Major	Prime Arterial	0.29
North County Metro	VALLEY CENTER	UNKNOWN	UNKNOWN	Major	Prime Arterial	0.09
North County Metro	VIA RANCHO	FELICITA	MONTESANO	Light Collector	Collector	0.26
North County Metro	VIA RANCHO	GRENADINE GLEN	VIA LOMA VISTA	Light Collector	Town Collector	0.57
North County Metro	VIA RANCHO	HIGHLANDS WEST	EUCALYPTUS	Light Collector	Town Collector	0.50
North County Metro	VIA RANCHO	LAKE	HIGHLANDS WEST	Light Collector	Town Collector	0.20
North County Metro	VIA RANCHO	UNKNOWN	UNKNOWN	Light Collector	Collector	2.01
North County Metro	VIA RANCHO	VALLEY	LAKE	Light Collector	Town Collector	0.06
North County Metro	VIA RANCHO	VIA LOMA VISTA	FELICITA	Light Collector	Collector	1.49
North County Metro	VIA RANCHO	VIENTO VALLE	UNKNOWN	Light Collector	Collector	0.14
Otay	AIRWAY	XX	ENRICO FERMI	Light Collector	Collector	0.48
Otay	ALTA	LONE STAR	XX	Light Collector	Prime Arterial	0.68
Otay	ALTA	XX	OTAY MESA	Light Collector	Prime Arterial	0.83
Otay	ALTA	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Collector	0.95
Otay	ALTA	ZONE CONNECTOR	LONE STAR	Light Collector	Prime Arterial	0.25
Otay	ENRICO FERMI	AIRWAY	SIEMPRE VIVA	Light Collector	Prime Arterial	0.90
Otay	ENRICO FERMI	OTAY MESA	ZONE CONNECTOR	Major	Prime Arterial	0.20
Otay	ENRICO FERMI	RAMP SR-11 EB	ZONE CONNECTOR	Major	Prime Arterial	0.19
Otay	ENRICO FERMI	RAMP SR-11 WB	RAMP SR-11 EB	Major	Prime Arterial	0.18
Otay	ENRICO FERMI	ZONE CONNECTOR	RAMP SR-11 WB	Major	Prime Arterial	0.20
Otay	ENRICO FERMI	ZONE CONNECTOR	AIRWAY	Major	Prime Arterial	0.46
Otay	HARVEST	LONESTAR	UNNAMED	Light Collector	Prime Arterial	1.98
Otay	HARVEST	UNNAMED	UNNAMED	Light Collector	Prime Arterial	0.95
Otay	LONESTAR	NATIONAL UNIVERS	HARVEST	Light Collector	Prime Arterial	0.71
Otay	LONESTAR	UNKNOWN	UNKNOWN	Light Collector	Prime Arterial	0.81
Otay	LONESTAR	UNKNOWN	NATIONAL UNIVERS	Light Collector	Prime Arterial	0.79
Otay	OTAY LAKES	UNKNOWN	UNKNOWN	Light Collector	Prime Arterial	0.41
Otay	OTAY LAKES	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.82
Otay	OTAY LAKES	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.89
Otay	OTAY LAKES	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.92

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Otay	OTAY LAKES	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.66
Otay	OTAY LAKES	WUESTE	UNKNOWN	Light Collector	Prime Arterial	0.80
Otay	OTAY MESA	BONITA VISTA HIG	ALTA	Major	Prime Arterial	2.31
Otay	OTAY MESA	ENRICO FERMI	BONITA VISTA HIG	Major	Prime Arterial	2.83
Otay	OTAY MESA	UNKNOWN	XX	Major	Prime Arterial	1.58
Otay	OTAY MESA	XX	ENRICO FERMI	Major	Prime Arterial	0.92
Pala-Pauma	VALLEY CENTER	PALA/SR-76	ZONE CONNECTOR	Town Collector	Collector	1.76
Pendleton-De Luz	BASILONE	RAMP I-5 SB	RAMP I-5 NB	Light Collector	Collector	0.19
Pendleton-De Luz	COAST	SAN DIEGO	UNKNOWN	Light Collector	Collector	0.13
Pendleton-De Luz	SAN DIEGO	RAMP	RAMP	Light Collector	Prime Arterial	0.13
Pendleton-De Luz	SAN DIEGO	RAMP	RAMP	Light Collector	Prime Arterial	0.65
Pendleton-De Luz	SAN DIEGO	VANDEGRIFT	RAMP	Major	Prime Arterial	0.36
Pendleton-De Luz	VANDEGRIFT	WIRE MTN/MAIN GA	RAMP I-5 NB	Major	8L Prime	0.93
Pepper Drive-Bosto	BRADLEY	201	325/360	Light Collector	Collector	0.19
Pepper Drive-Bosto	BRADLEY	325/360	450/465-MHP/469	Light Collector	Collector	0.23
Pepper Drive-Bosto	BRADLEY	450/465-MHP/469	UNKNOWN	Light Collector	Collector	0.21
Pepper Drive-Bosto	BRADLEY	GRAVES	201	Light Collector	Collector	0.21
Pepper Drive-Bosto	BRADLEY	UNKNOWN	01ST	Light Collector	Town Collector	0.12
Pepper Drive-Bosto	GRAVES	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.14
Pepper Drive-Bosto	GRAVES	UNKNOWN	BRADLEY	Light Collector	Town Collector	0.29
Pepper Drive-Bosto	GREENFIELD	01ST	ORO	Light Collector	Town Collector	0.26
Pepper Drive-Bosto	GREENFIELD	BRADLEY ACCESS	GRAVES	Light Collector	Collector	0.13
Pepper Drive-Bosto	GREENFIELD	DENVER	DIAMOND	Light Collector	Collector	0.27
Pepper Drive-Bosto	GREENFIELD	DIAMOND	01ST	Light Collector	Collector	0.27
Pepper Drive-Bosto	GREENFIELD	ORO	UNKNOWN	Light Collector	Town Collector	0.21
Pepper Drive-Bosto	GREENFIELD	UNKNOWN	BRADLEY ACCESS	Light Collector	Collector	0.73
Pepper Drive-Bosto	MAGNOLIA	1681	DENNY	Light Collector	Collector	0.24
Pepper Drive-Bosto	MAGNOLIA	BRADLEY	CYPRESS	Light Collector	Collector	0.31
Pepper Drive-Bosto	MAGNOLIA	CYPRESS	UNKNOWN	Light Collector	Collector	0.35
Pepper Drive-Bosto	MAGNOLIA	DENNY	BRADLEY	Light Collector	Collector	0.20
Pepper Drive-Bosto	MAGNOLIA	UNKNOWN	1681	Light Collector	Collector	0.29
Pepper Drive-Bosto	MAGNOLIA	UNKNOWN	VERNON	Light Collector	Collector	0.28
Pepper Drive-Bosto	PEERLESS	LILY	GREENFIELD	Light Collector	Town Collector	0.13
Pepper Drive-Bosto	PEPPER	BATES	MOLLISON	Light Collector	Collector	0.30
Pepper Drive-Bosto	PEPPER	BRADLEY	02ND/WINTER GARD	Light Collector	Town Collector	0.24

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Pepper Drive-Bosto	PEPPER	GARYWOOD/MARLIND	BATES	Light Collector	Town Collector	0.14
Pepper Drive-Bosto	PEPPER	MOLLISON	PEPPER VILLA	Light Collector	Town Collector	0.07
Pepper Drive-Bosto	PEPPER	PEPPER VILLA	01ST	Light Collector	Town Collector	0.25
Pepper Drive-Bosto	PEPPER	ROXANNE	GARYWOOD/MARLIND	Light Collector	Town Collector	0.20
Pepper Drive-Bosto	PEPPER	TETON	VULCAN	Light Collector	Town Collector	0.05
Pepper Drive-Bosto	PEPPER	VULCAN	ROXANNE	Light Collector	Town Collector	0.07
Rainbow	OLD 395	05TH	RAINBOW GLEN	Light Collector	Collector	1.14
Rainbow	OLD 395	RAINBOW GLEN	RAINBOW VALLEY	Light Collector	Collector	0.64
Rainbow	OLD 395	RAINBOW VALLEY	MISSION	Light Collector	Collector	1.71
Rainbow	OLD 395	ZONE CONNECTOR	05TH	Light Collector	Town Collector	0.29
Rainbow	RAINBOW VALLEY W	RAMP	OLD 395	Light Collector	Town Collector	0.04
Ramona	MONTECITO	DAVIS	RAMONA	Light Collector	Town Collector	0.39
Ramona	OLIVE	MAPLE	PINE	Light Collector	Collector	0.50
Ramona	OLIVE	PINE	ZONE CONNECTOR	Light Collector	Town Collector	0.13
Ramona	OLIVE	ZONE CONNECTOR	ELM	Light Collector	Town Collector	0.16
Ramona	RAMONA	RAYMOND	MAIN	Light Collector	Town Collector	0.14
Ramona	RAMONA	ROWLEY	SA 330	Light Collector	Town Collector	0.07
Ramona	SAN VICENTE	10TH	UNKNOWN	Town Collector	Collector	0.18
Ramona	SAN VICENTE	CHUCKWAGON	WILDCAT CANYON	Light Collector	Collector	0.41
Ramona	SAN VICENTE	DYE	UNKNOWN	Light Collector	Collector	0.58
Ramona	SAN VICENTE	HANSON	ZONE CONNECTOR	Town Collector	Collector	0.51
Ramona	SAN VICENTE	KEYES	DYE	Light Collector	Collector	0.14
Ramona	SAN VICENTE	UNKNOWN	BARGER	Town Collector	Collector	0.76
Ramona	SAN VICENTE	UNKNOWN	CHUCKWAGON	Light Collector	Collector	2.57
Ramona	SAN VICENTE	WARNOCK	KEYES	Light Collector	Collector	0.67
Ramona	SAN VICENTE	WILDCAT CANYON	UNKNOWN	Light Collector	Collector	0.64
Ramona	SAN VICENTE	ZONE CONNECTOR	CREELMAN	Town Collector	Collector	0.49
Ramona	WILDCAT CANYON	LITTLE KLONDIKE	SC 964	Light Collector	Town Collector	2.19
Ramona	WILDCAT CANYON	SAN VICENTE	LITTLE KLONDIKE	Light Collector	Collector	0.75
San Dieguito	CAM DEL NORTE	SA 680	RAMP	Light Collector	Prime Arterial	1.24
San Dieguito	DEL DIOS *	ELM	ZONE CONNECTOR	Light Collector	Collector	1.14
San Dieguito	DEL DIOS *	FRUIT STAND	UNKNOWN	Light Collector	Collector	1.37
San Dieguito	DEL DIOS *	LUNA DE MIEL	EL CAMINO DEL NO	Light Collector	Collector	1.34
San Dieguito	DEL DIOS *	MT ISRAEL	RANCHO	Light Collector	Collector	0.11

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CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
San Dieguito	DEL DIOS *	RANCHO	ZONE CONNECTOR	Light Collector	Collector	1.15
San Dieguito	DEL DIOS *	UNKNOWN	LUNA DE MIEL	Light Collector	Collector	0.92
San Dieguito	DEL DIOS *	ZONE CONNECTOR	MT ISRAEL	Light Collector	Collector	1.46
San Dieguito	DEL DIOS *	ZONE CONNECTOR	FRUIT STAND	Light Collector	Collector	4.96
San Dieguito	EL APAJO	VIA DE SANTA FE	SAN DIEGUITO	Light Collector	Town Collector	0.57
San Dieguito	ELFIN FOREST	ZONE CONNECTOR	HARMONY GROVE	Light Collector	Collector	2.74
San Dieguito	HARMONY GROVE	UNKNOWN	QUESTHAVEN	Light Collector	Town Collector	0.24
San Dieguito	HARMONY GROVE	ZONE CONNECTOR	UNKNOWN	Light Collector	Town Collector	0.92
San Dieguito	LA BAJADA	EL MIRLO	LA NORIA	Light Collector	Collector	0.57
San Dieguito	PASEO DELICIAS	EL CAMINO DEL NO	EL MONTEVIDEO	Light Collector	Collector	1.13
San Dieguito	PASEO DELICIAS	EL MONTEVIDEO	LAVALLE PLATEADA	Light Collector	Collector	1.09
San Dieguito	PASEO DELICIAS	LA FREMONTIA	VIA DE LA VALLE	Light Collector	Major	0.10
San Dieguito	PASEO DELICIAS	LAVALLE PLATEADA	LA FREMONTIA	Light Collector	Collector	0.18
San Dieguito	PASEO DELICIAS	VIA DE LA VALLE	LA GRANADA	Light Collector	Town Collector	0.29
San Dieguito	RANCHO BERNARDO	CAM SAN BERNARDO	UNKNOWN	Major	Prime Arterial	0.57
San Dieguito	RANCHO SANTA FE	UNKNOWN	EL MIRLO	Light Collector	Collector	0.33
San Dieguito	SA 680	4SR	BLACK MOUNTAIN	Light Collector	Collector	0.51
San Dieguito	SAN DIEGUITO	EL APAJO	UNKNOWN	Light Collector	Town Collector	0.08
San Dieguito	SAN DIEGUITO	PVT	CAM SANTA FE	Light Collector	Town Collector	0.72
San Dieguito	SAN DIEGUITO	RANCHO DIEGUENO	UNKNOWN	Light Collector	Collector	0.66
San Dieguito	SAN DIEGUITO	UNKNOWN	PVT	Light Collector	Town Collector	0.02
San Dieguito	SAN DIEGUITO	UNKNOWN	RANCHO DIEGUENO	Light Collector	Town Collector	0.53
San Dieguito	SAN DIEGUITO	UNKNOWN	VIA DOS VALLES	Light Collector	Collector	1.70
San Dieguito	SAN DIEGUITO	VIA DOS VALLES	EL APAJO	Light Collector	Collector	1.48
San Dieguito	SAN ELIJO RD	UNKNOWN	UNKNOWN	Major	Prime Arterial	0.30
San Dieguito	SAN ELIJO RD	UNKNOWN	ZONE CONNECTOR	Major	Prime Arterial	0.20
San Dieguito	VIA DE LA VALLE	14906	EL CAMINO REAL	Light Collector	Collector	0.61
San Dieguito	VIA DE LA VALLE	CALZADA DEL BOSQ	LAS PALOMAS	Light Collector	Town Collector	0.87
San Dieguito	VIA DE LA VALLE	CANCHA DE GOLF	UNKNOWN	Light Collector	Collector	1.22
San Dieguito	VIA DE LA VALLE	LA GRACIA	CALZADA DEL BOSQ	Light Collector	Town Collector	0.49
San Dieguito	VIA DE LA VALLE	LAS COLINAS	VIA DE SANTA FE	Light Collector	Collector	1.12
San Dieguito	VIA DE LA VALLE	LAS PALOMAS	CANCHA DE GOLF	Light Collector	Town Collector	0.16
San Dieguito	VIA DE LA VALLE	PASEO DELICIAS	LAS COLINAS	Light Collector	Collector	0.05
San Dieguito	VIA DE LA VALLE	UNKNOWN	UNKNOWN	Light Collector	Collector	0.01

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CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
San Dieguito	VIA DE LA VALLE	VIA DE SANTA FE	VIA DE SANTA FE	Light Collector	Collector	0.06
San Dieguito	VIA DE LA VALLE	VIA DE SANTA FE	LA GRACIA	Light Collector	Collector	0.79
San Dieguito	VIA DE SANTA FE	CALZADA DEL BOSQ	EL APAJO	Light Collector	Collector	0.83
San Dieguito	VIA DE SANTA FE	VIA DE LA VALLE	ZONE CONNECTOR	Light Collector	Town Collector	0.40
San Dieguito	VIA DE SANTA FE	ZONE CONNECTOR	CALZADA DEL BOSQ	Light Collector	Town Collector	0.25
Spring Valley	APPLE	JAMACHA ROAD	RAMONA	Light Collector	Town Collector	0.15
Spring Valley	APPLE	RAMONA	MAYA	Light Collector	Town Collector	0.26
Spring Valley	BANCROFT	HELIX	KOONCE	Light Collector	Collector	0.33
Spring Valley	BANCROFT	KENWOOD	SWITZER/3401	Light Collector	Collector	0.19
Spring Valley	BANCROFT	KOONCE	KENWOOD	Light Collector	Collector	0.37
Spring Valley	BANCROFT	LAMAR	TROY	Light Collector	Collector	0.35
Spring Valley	BANCROFT	RAMP SR-94 EB	HELIX	Light Collector	Collector	0.08
Spring Valley	BANCROFT	SWITZER/3401	ZONE CONNECTOR	Light Collector	Collector	0.12
Spring Valley	BANCROFT	UNKNOWN	RAMP SR-94 EB	Light Collector	Collector	0.05
Spring Valley	BANCROFT	ZONE CONNECTOR	LAMAR	Light Collector	Collector	0.50
Spring Valley	CAMPO	KENWOOD	TERRACE	Light Collector	Collector	0.27
Spring Valley	CAMPO	RAMP	KENWOOD	Light Collector	Collector	0.16
Spring Valley	JAMACHA BOULEVAR	JAMACHA	SPRING GLEN	Light Collector	Collector	0.18
Spring Valley	JAMACHA BOULEVAR	POINTE PARKWAY	JAMACHA	Light Collector	Collector	0.27
Spring Valley	JAMACHA BOULEVAR	SPRING GLEN	WHITESTONE	Light Collector	Collector	0.64
Spring Valley	JAMACHA BOULEVAR	SWEETWATER SPRIN	POINTE PARKWAY	Light Collector	Collector	0.52
Spring Valley	JAMACHA BOULEVAR	WHITESTONE	JAMACHA ROAD	Light Collector	Collector	0.59
Spring Valley	JAMACHA ROAD	RAMP SR-125 HOV	RAMP SR-125 NB	Major	Prime Arterial	0.18
Spring Valley	JAMACHA ROAD	RAMP SR-125 NB	SWEETWATER	Major	Prime Arterial	0.15
Spring Valley	KENWOOD	DALE	RAMP SR-94 EB	Light Collector	Town Collector	0.03
Spring Valley	KENWOOD	RAMP SR-94 EB	RAMP SR-94 WB	Light Collector	Collector	0.19
Spring Valley	PARADISE VALLEY	ELKELTON	RAMP SR-125 SB	Major	Prime Arterial	0.15
Spring Valley	PARADISE VALLEY	RAMP SR-125 NB	SWEETWATER-NEW	Major	Prime Arterial	0.07
Spring Valley	PARADISE VALLEY	RAMP SR-125 SB	UNKNOWN	Major	Prime Arterial	0.13
Spring Valley	PARADISE VALLEY	SWEETWATER-NEW	JAMACHA BOULEVAR	Major	Prime Arterial	0.13
Spring Valley	PARADISE VALLEY	UNKNOWN	RAMP SR-125 NB	Major	Prime Arterial	0.16
Spring Valley	SWEETWATER SPRIN	DEL RIO	DON PICO	Major	Prime Arterial	0.12
Spring Valley	SWEETWATER SPRIN	DON PICO	CRISTOBAL	Major	Prime Arterial	0.16
Spring Valley	TROY	CENTRAL	BANCROFT	Light Collector	Collector	0.43
Spring Valley	TROY	PALM	CENTRAL	Light Collector	Collector	0.49

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Spring Valley	WORTHINGTON	PARADISE VALLEY	VERDE RIDGE	Light Collector	Town Collector	0.11
Sweetwater	BONITA	SAN MIGUEL	ZONE CONNECTOR	Light Collector	Collector	0.86
Sweetwater	BONITA	SWEETWATER	SAN MIGUEL	Light Collector	Collector	0.52
Sweetwater	BONITA	UNKNOWN	PLZA BONITA/LYNN	Major	Prime Arterial	0.04
Sweetwater	BONITA	VILLA BONITA SR	UNKNOWN	Major	Prime Arterial	0.78
Sweetwater	BONITA	ZONE CONNECTOR	CENTRAL	Light Collector	Collector	0.28
Sweetwater	BRIARWOOD	RAMP SR-54 EB	ROBINWOOD	Light Collector	Collector	0.10
Sweetwater	BRIARWOOD	SOUTH BAY PARKWA	RAMP SR-54 EB	Light Collector	Collector	0.03
Sweetwater	SWEETWATER	BRIARWOOD	BONITA WOODS	Light Collector	Collector	0.81
Sweetwater	SWEETWATER	DEGEN	BONITA	Light Collector	Collector	0.32
Sweetwater	SWEETWATER	QUARRY	DEGEN	Light Collector	Collector	1.04
Sweetwater	SWEETWATER	UNKNOWN	QUARRY	Light Collector	Collector	0.66
Sweetwater	SWEETWATER	VALLEY	WILLOW	Light Collector	Town Collector	0.32
Sweetwater	WILLOW	SWEETWATER	BONITA	Light Collector	Collector	0.45
Valle De Oro	BANCROFT	CAMPO	RAMP SR-94 WB	Light Collector	Town Collector	0.04
Valle De Oro	BANCROFT	RAMP SR-94 WB	UNKNOWN	Light Collector	Collector	0.07
Valle De Oro	CAMPO	BANCROFT	HELIX	Light Collector	Collector	0.38
Valle De Oro	CAMPO	HELIX	ROGERS	Light Collector	Town Collector	0.38
Valle De Oro	CAMPO	KENWOOD	TERRACE	Light Collector	Collector	0.10
Valle De Oro	CAMPO	ROGERS	KENWOOD	Light Collector	Town Collector	0.27
Valle De Oro	CAMPO	TERRACE	BANCROFT	Light Collector	Collector	0.41
Valle De Oro	CHASE	BERNITA	UNKNOWN	Light Collector	Collector	0.50
Valle De Oro	CHASE	FUERTE	ZONE CONNECTOR	Light Collector	Collector	0.16
Valle De Oro	CHASE	GROVE	BERNITA	Light Collector	Collector	0.22
Valle De Oro	CHASE	MONUMENT HILL	FUERTE	Light Collector	Collector	0.14
Valle De Oro	CHASE	SR 54	JAMACHA ROAD	Light Collector	Collector	0.23
Valle De Oro	CHASE	UNKNOWN	MONUMENT HILL	Light Collector	Collector	0.70
Valle De Oro	CHASE	ZONE CONNECTOR	SR 54	Light Collector	Collector	0.14
Valle De Oro	FUERTE	GROSSMONT	SIERRA VISTA	Light Collector	Town Collector	0.20
Valle De Oro	FUERTE	HELIX	GRANDVIEW	Light Collector	Collector	0.82
Valle De Oro	FUERTE	LEMON	HELIX	Light Collector	Collector	0.72
Valle De Oro	FUERTE	SIERRA VISTA	ZONE CONNECTOR	Light Collector	Town Collector	0.31
Valle De Oro	FUERTE	UNKNOWN	GROSSMONT	Light Collector	Town Collector	0.02
Valle De Oro	FUERTE	ZONE CONNECTOR	ZONE CONNECTOR	Light Collector	Town Collector	0.31
Valle De Oro	FUERTE	ZONE CONNECTOR	LEMON	Light Collector	Town Collector	0.10

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Valle De Oro	HILLSDALE	CHASE	WIND RIVER	Light Collector	Town Collector	0.16
Valle De Oro	JAMUL	COTTONWOOD SPRIN	TUK A WILE	Light Collector	Town Collector	1.34
Valle De Oro	JAMUL	IVANHOE RANCH	COTTONWOOD SPRIN	Light Collector	Collector	0.95
Valle De Oro	JAMUL	STEELE CANYON	IVANHOE RANCH	Light Collector	Collector	0.35
Valle De Oro	KENWOOD	RAMP SR-94 WB	CAMPO	Light Collector	Collector	0.20
Valle De Oro	NORTH BARCELONA	CAMPO	DOLORES	Light Collector	Town Collector	0.06
Valle De Oro	STEELE CANYON	JAMUL	OLD CALIFORNIA	Light Collector	Town Collector	0.19
Valle De Oro	STEELE CANYON	UNKNOWN	JAMUL	Light Collector	Collector	0.22
Valle De Oro	STEELE CANYON	WILLOW GLEN	UNKNOWN	Light Collector	Collector	0.78
Valle De Oro	VIA MERCADO	CALLE VERDE	CAMPO	Light Collector	Collector	0.31
Valle De Oro	WILLOW GLEN	HILLSDALE	UNKNOWN	Light Collector	Town Collector	0.81
Valley Center	CHAMPAGNE	OLD 395	OLD CASTLE	Light Collector	Collector	0.32
Valley Center	CHAMPAGNE	OLD CASTLE	UNKNOWN	Light Collector	Collector	1.93
Valley Center	COLE GRADE	FRUITVALE	ZONE CONNECTOR	Town Collector	Collector	0.96
Valley Center	COLE GRADE	VIA VALENCIA	FRUITVALE	Town Collector	Collector	1.36
Valley Center	COLE GRADE	ZONE CONNECTOR	VALLEY CENTER	Town Collector	Major	0.38
Valley Center	LILAC	ANTHONY	BETSWORTH	Light Collector	Collector	2.80
Valley Center	LILAC	BETSWORTH	UNKNOWN	Light Collector	Collector	0.29
Valley Center	LILAC	LILAC HILL	OLD CASTLE	Light Collector	Town Collector	1.27
Valley Center	LILAC	OLD CASTLE	ZONE CONNECTOR	Light Collector	Collector	1.27
Valley Center	LILAC	UNKNOWN	VALLEY CENTER	Light Collector	Collector	0.29
Valley Center	LILAC	WEST LILAC	LILAC HILL	Light Collector	Town Collector	0.26
Valley Center	LILAC	ZONE CONNECTOR	ANTHONY	Light Collector	Collector	2.02
Valley Center	MOUNTAIN MEADOW	UNKNOWN	UNKNOWN	Light Collector	Town Collector	0.26
Valley Center	OLD 395	CAM DEL REY	CIRCLE R	Light Collector	Collector	1.65
Valley Center	OLD 395	CIRCLE R	GOPHER CANYON	Light Collector	Collector	0.30
Valley Center	OLD CASTLE	CHAMPAGNE	UNKNOWN	Light Collector	Collector	3.44
Valley Center	OLD CASTLE	UNKNOWN	AIRFLIGHT	Light Collector	Town Collector	2.21
Valley Center	VALLEY CENTER	CHARLAN	WOODS VALLEY	Major	Prime Arterial	0.56
Valley Center	VALLEY CENTER	COLE GRADE	MILLER	Major	Prime Arterial	1.04
Valley Center	VALLEY CENTER	MILLER	ZONE CONNECTOR	Major	Prime Arterial	0.94
Valley Center	VALLEY CENTER	UNKNOWN	UNKNOWN	Major	Prime Arterial	2.93
Valley Center	VALLEY CENTER	VESPER	COLE GRADE	Light Collector	Collector	0.43
Valley Center	VALLEY CENTER	WOODS VALLEY	ZONE CONNECTOR	Major	Prime Arterial	0.29
Valley Center	VALLEY CENTER	ZONE CONNECTOR	LILAC	Major	Prime Arterial	0.59

CPA	Name	From Cross Street	To Cross Street	Existing Classification	Required Classification	Additional Lane Miles Required
Valley Center	VALLEY CENTER	ZONE CONNECTOR	CHARLAN	Major	Prime Arterial	0.94
Valley Center	VALLEY CENTER	ZONE CONNECTOR	UNKNOWN	Major	Prime Arterial	2.09

Appendix B
Buildout Deficiencies
State Facilities

CPA	Name	Lanes	Additional Lane Miles Required
Bonsall	MISSION	2	14.02
Bonsall	PALA	2	2.55
Central Mountain	JULIAN	2	5.21
Fallbrook	PALA	2	11.43
Fallbrook	PALA-NEW	2	1.01
Jamul-Dulzura	CAMPO	2	15.13
Jamul-Dulzura	SR-94	2	0.83
Lakeside	SR-67	3	7.13
Mountain Empire	TECATE	2	2.93
North County Metro	SAN PASQUAL VALLEY	2	2.24
North County Metro	SR-78	2	2.01
North County Metro	SR-78 NEW	4	0.00
North Mountain	JULIAN	2	2.71
Pala-Pauma	SR-76	2	2.50
Ramona	JULIAN	2	4.81
Ramona	MAIN	4	2.56
Ramona	SR-67	2	8.90
Ramona	SR-78	2	3.85
Valle De Oro	CAMPO	2	2.75

Appendix B

Land Use Data, Growth Potential & Projected EDU's by Community Planning Area

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Alpine Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	6,108	6,319	10,693	10,693	+4,374	-
Single Family (units)	4,384	4,593	8,619	8,619	+4,026	+4,026
Multi-Family (units)	1,215	1,215	1,513	1,513	+298	+174
Mobile Home (units)	509	511	561	561	+50	+21
TOTAL ACRES	68,130.5	68,130.5	68,130.5	68,130.5	+0.0	-
Developed Acres	23,039.6	23,449.1	39,710.2	40,671.9	+17,222.9	-
All Residential	9,476.3	9,881.4	26,010.1	26,971.8	+17,090.4	-
Industrial	30.5	33.2	108.3	108.3	+75.1	+939
Commercial/Services	284.2	285.4	322.1	322.1	+36.8	+1,225
Office	7.1	7.1	7.1	7.1	+0.0	+0
Schools	55.7	56.3	76.9	76.9	+20.6	+86
Roads & Freeways	1,249.4	1,249.4	1,249.3	1,249.3	-0.0	+0
Agricultural & Extractive	1,193.3	1,193.3	1,193.3	1,193.3	+0.0	+0
Parks	10,743.1	10,743.1	10,743.1	10,743.1	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	17,632.3	17,222.9	961.7	0.0	-17,222.9	-
Low Density Single Family	16,841.1	16,464.6	941.3	0.0	-16,464.6	-
Single Family	626.1	597.6	11.3	0.0	-597.6	-
Multi-Family	28.2	28.2	9.1	0.0	-28.2	-
Industrial	77.8	75.1	0.0	0.0	-75.1	-
Commercial/Services	38.0	36.8	0.0	0.0	-36.8	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	21.3	20.7	0.0	0.0	-20.7	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	27,458.5	27,458.6	27,458.6	27,458.6	+0.0	-

EDUs	+6,470

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Bonsall Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	3,367	3,537	5,231	5,459	+1,922	-
Single Family (units)	2,908	3,078	4,730	4,958	+1,880	+1,880
Multi-Family (units)	295	295	320	320	+25	+15
Mobile Home (units)	164	164	181	181	+17	+7
TOTAL ACRES	20,993.9	20,993.9	20,993.9	20,993.9	+0.0	-
Developed Acres	13,068.0	13,659.2	19,165.5	19,750.6	+6,091.4	-
All Residential	10,195.7	10,784.1	16,260.3	16,845.4	+6,061.6	-
Industrial	68.0	68.0	68.0	68.0	+0.0	+0
Commercial/Services	514.7	517.4	547.0	547.0	+29.6	+987
Office	0.0	0.2	1.4	1.4	+1.3	+31
Schools	40.6	40.6	40.6	40.6	+0.0	+0
Roads & Freeways	1,183.5	1,183.5	1,183.5	1,183.5	+0.0	+0
Agricultural & Extractive	972.2	972.2	971.4	971.4	-0.8	+0
Parks	93.3	93.3	93.3	93.3	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	6,682.6	6,091.4	585.1	0.0	-6,091.4	-
Low Density Single Family	6,579.5	5,995.1	580.9	0.0	-5,995.1	-
Single Family	67.8	63.9	4.2	0.0	-63.9	-
Multi-Family	2.4	2.4	0.1	0.0	-2.4	-
Industrial	0.0	0.0	0.0	0.0	+0.0	-
Commercial/Services	31.5	28.8	0.0	0.0	-28.8	-
Office	1.4	1.3	0.0	0.0	-1.3	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	1,243.3	1,243.3	1,243.3	1,243.3	+0.0	-

EDUs	**+2,920**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Central Mountain Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	2,389	2,443	3,043	3,043	+600	-
Single Family (units)	2,073	2,126	2,700	2,700	+574	+574
Multi-Family (units)	23	23	23	23	+0	+0
Mobile Home (units)	293	294	320	320	+26	+11
TOTAL ACRES	203,286.2	203,286.3	203,286.3	203,286.3	+0.0	-
Developed Acres	42,129.2	42,809.0	65,180.6	73,775.0	+30,966.1	-
All Residential	5,510.9	6,189.2	28,559.4	37,153.8	+30,964.7	-
Industrial	41.8	41.9	41.8	41.8	-0.0	+0
Commercial/Services	723.7	725.4	728.1	728.1	+2.7	+90
Office	0.0	0.0	0.0	0.0	+0.0	+0
Schools	25.1	25.1	25.1	25.1	+0.0	+0
Roads & Freeways	2,432.4	2,432.4	2,432.4	2,432.4	+0.0	+0
Agricultural & Extractive	1,447.3	1,447.0	1,445.8	1,445.8	-1.2	+0
Parks	31,948.0	31,948.0	31,948.0	31,948.0	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	31,645.8	30,966.1	8,594.4	0.0	-30,966.1	-
Low Density Single Family	31,461.0	30,803.1	8,581.7	0.0	-30,803.1	-
Single Family	181.9	161.6	12.7	0.0	-161.6	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	0.0	0.0	0.0	0.0	+0.0	-
Commercial/Services	2.9	1.5	0.0	0.0	-1.5	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	129,511.3	129,511.3	129,511.2	129,511.2	-0.1	-

EDUs	+675

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for County Islands Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	588	592	933	933	+341	-
Single Family (units)	533	537	584	584	+47	+47
Multi-Family (units)	35	35	329	329	+294	+172
Mobile Home (units)	20	20	20	20	+0	+0
TOTAL ACRES	519.2	519.3	519.3	519.3	+0.0	-
Developed Acres	456.4	456.4	483.8	483.8	+27.4	-
All Residential	133.9	133.9	169.2	169.2	+35.1	-
Industrial	4.6	4.6	4.6	4.6	+0.0	+0
Commercial/Services	130.8	130.8	137.1	137.1	+6.3	+210
Office	0.0	0.0	0.0	0.0	+0.0	+0
Schools	0.0	0.0	0.0	0.0	+0.0	+0
Roads & Freeways	134.5	134.5	134.5	134.5	+0.0	+0
Agricultural & Extractive	42.0	42.0	27.8	27.8	-14.2	+0
Parks	10.6	10.6	10.6	10.6	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	27.3	27.3	0.0	0.0	-27.3	-
Low Density Single Family	0.0	0.0	0.0	0.0	+0.0	-
Single Family	14.5	14.5	0.0	0.0	-14.5	-
Multi-Family	6.4	6.4	0.0	0.0	-6.4	-
Industrial	0.0	0.0	0.0	0.0	+0.0	-
Commercial/Services	6.3	6.3	0.0	0.0	-6.3	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	35.5	35.5	35.5	35.5	+0.0	-

EDUs	+428

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Crest-Dehesa Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	3,333	3,409	3,884	3,911	+502	-
Single Family (units)	3,155	3,231	3,692	3,719	+488	+488
Multi-Family (units)	37	37	37	37	+0	+0
Mobile Home (units)	141	141	155	155	+14	+6
TOTAL ACRES	20,204.2	20,204.2	20,204.2	20,204.2	+0.0	-
Developed Acres	9,740.1	10,483.2	16,382.7	17,308.7	+6,825.6	-
All Residential	4,097.0	4,839.1	10,737.1	11,662.3	+6,823.4	-
Industrial	12.9	12.9	12.9	12.9	+0.0	+0
Commercial/Services	508.8	509.8	511.3	511.3	+1.5	+50
Office	0.7	0.7	0.7	0.7	+0.0	+0
Schools	23.8	23.8	23.8	23.8	+0.0	+0
Roads & Freeways	440.2	440.2	440.2	441.0	+0.8	+0
Agricultural & Extractive	313.6	313.6	313.6	313.6	+0.0	+0
Parks	4,343.1	4,343.1	4,343.1	4,343.1	+0.1	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	7,568.6	6,825.6	926.0	0.0	-6,825.6	-
Low Density Single Family	7,521.6	6,784.9	910.8	0.0	-6,784.9	-
Single Family	38.5	33.1	8.6	0.0	-33.1	-
Multi-Family	5.8	5.8	5.8	0.0	-5.8	-
Industrial	0.0	0.0	0.0	0.0	+0.0	-
Commercial/Services	1.8	1.1	0.0	0.0	-1.1	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.8	0.8	0.8	0.8	+0.0	-
Constrained Acres	2,895.6	2,895.6	2,895.6	2,895.6	+0.0	-

EDUs	+544

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Desert Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	2,887	2,955	7,131	10,767	+7,812	-
Single Family (units)	1,837	1,904	5,651	8,996	+7,092	+7,092
Multi-Family (units)	202	202	544	835	+633	+369
Mobile Home (units)	848	849	936	936	+87	+36
TOTAL ACRES	599,158.9	599,158.9	599,158.9	599,158.9	+0.0	-
Developed Acres	507,033.9	507,605.1	546,074.7	589,474.1	+81,869.0	-
All Residential	5,869.3	6,409.4	44,572.4	87,038.0	+80,628.6	-
Industrial	330.4	351.5	572.5	950.3	+598.8	+7,485
Commercial/Services	1,091.1	1,097.2	1,142.9	1,447.3	+350.1	+11,670
Office	0.4	0.6	2.3	12.4	+11.8	+295
Schools	43.8	47.5	85.7	317.3	+269.9	+1,124
Roads & Freeways	2,244.3	2,244.3	2,244.3	2,254.2	+9.9	+0
Agricultural & Extractive	733.8	733.8	733.8	733.8	+0.0	+0
Parks	496,720.8	496,720.8	496,720.8	496,720.8	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	82,440.1	81,869.0	43,399.4	0.0	-81,869.0	-
Low Density Single Family	78,606.1	78,084.3	41,096.9	0.0	-78,084.3	-
Single Family	2,473.0	2,456.0	1,320.6	0.0	-2,456.0	-
Multi-Family	89.6	88.4	48.3	0.0	-88.4	-
Industrial	620.0	598.9	377.8	0.0	-598.9	-
Commercial/Services	356.2	350.2	304.4	0.0	-350.2	-
Office	11.9	11.8	10.1	0.0	-11.8	-
Schools	273.4	269.8	231.6	0.0	-269.8	-
Roads & Freeways	9.9	9.9	9.9	0.0	-9.9	-
Constrained Acres	9,684.9	9,684.9	9,685.0	9,685.0	+0.1	-

EDUs	+28,072

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Fallbrook Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	14,046	14,931	21,422	21,422	+6,491	-
Single Family (units)	10,229	11,031	15,175	15,175	+4,144	+4,144
Multi-Family (units)	2,708	2,791	5,024	5,024	+2,233	+1,303
Mobile Home (units)	1,109	1,109	1,223	1,223	+114	+48
TOTAL ACRES	36,086.1	36,086.1	36,086.1	36,086.1	+0.0	-
Developed Acres	25,557.4	26,995.9	32,965.1	33,827.5	+6,831.6	-
All Residential	18,740.4	20,122.2	25,989.9	26,834.5	+6,712.5	-
Industrial	386.6	394.1	657.2	657.2	+263.1	+3,289
Commercial/Services	530.3	622.2	770.1	770.3	+148.2	+4,938
Office	24.0	24.0	24.6	24.6	+0.6	+15
Schools	141.3	144.7	187.7	187.7	+43.0	+179
Roads & Freeways	1,809.7	1,809.7	1,809.7	1,827.3	+17.6	+0
Agricultural & Extractive	3,124.6	3,078.6	2,725.3	2,725.3	-353.3	+0
Parks	793.3	793.3	793.4	793.4	+0.1	+0
Military Use	7.2	7.2	7.2	7.2	+0.0	-
Vacant Developable Acres	8,270.1	6,831.6	862.4	0.0	-6,831.6	-
Low Density Single Family	6,801.6	5,616.7	800.5	0.0	-5,616.7	-
Single Family	1,108.0	911.7	17.5	0.0	-911.7	-
Multi-Family	187.1	187.1	26.6	0.0	-187.1	-
Industrial	16.2	15.9	0.0	0.0	-15.9	-
Commercial/Services	138.5	81.5	0.2	0.0	-81.5	-
Office	0.3	0.3	0.0	0.0	-0.3	-
Schools	0.9	0.9	0.0	0.0	-0.9	-
Roads & Freeways	17.6	17.6	17.6	0.0	-17.6	-
Constrained Acres	2,258.6	2,258.6	2,258.6	2,258.6	+0.0	-

EDUs	**+13,915**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Jamul-Dulzura Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	3,180	3,330	7,219	7,219	+3,889	-
Single Family (units)	2,680	2,830	6,635	6,635	+3,805	+3,805
Multi-Family (units)	57	57	93	93	+36	+21
Mobile Home (units)	443	443	491	491	+48	+20
TOTAL ACRES	107,382.2	107,382.2	107,382.2	107,382.2	+0.0	-
Developed Acres	45,493.1	46,966.2	86,103.2	87,112.2	+40,146.1	-
All Residential	10,753.3	12,224.3	51,300.7	52,292.1	+40,067.9	-
Industrial	80.7	81.5	116.6	116.6	+35.1	+439
Commercial/Services	850.5	851.6	899.3	913.9	+62.3	+2,077
Office	2.0	2.0	2.6	2.8	+0.8	+20
Schools	63.6	63.8	72.8	75.6	+11.9	+49
Roads & Freeways	882.2	882.2	882.2	882.2	+0.0	+0
Agricultural & Extractive	1,158.6	1,158.6	1,126.8	1,126.8	-31.8	+0
Parks	31,702.2	31,702.2	31,702.2	31,702.2	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	41,619.1	40,146.0	1,009.0	0.0	-40,146.0	-
Low Density Single Family	40,857.2	39,395.8	989.8	0.0	-39,395.8	-
Single Family	670.7	661.2	0.2	0.0	-661.2	-
Multi-Family	10.8	10.8	1.4	0.0	-10.8	-
Industrial	35.9	35.1	0.0	0.0	-35.1	-
Commercial/Services	31.6	30.5	14.6	0.0	-30.5	-
Office	0.8	0.8	0.2	0.0	-0.8	-
Schools	12.0	11.9	2.8	0.0	-11.9	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	20,270.0	20,270.0	20,270.0	20,270.0	+0.0	-

EDUs	+6,431

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Julian Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	1,822	1,906	2,216	2,216	+310	-
Single Family (units)	1,638	1,718	2,018	2,018	+300	+300
Multi-Family (units)	45	49	45	45	-4	+0
Mobile Home (units)	139	139	153	153	+14	+6
TOTAL ACRES	33,375.4	33,375.4	33,375.3	33,375.3	-0.1	-
Developed Acres	13,062.6	13,353.0	29,155.1	31,665.0	+18,312.0	-
All Residential	4,123.3	4,412.3	20,206.3	22,705.0	+18,292.8	-
Industrial	49.3	49.6	51.8	56.1	+6.6	+82
Commercial/Services	526.3	527.6	538.9	545.8	+18.3	+608
Office	0.2	0.2	0.2	0.2	+0.0	+0
Schools	36.5	36.5	36.5	36.5	+0.0	+0
Roads & Freeways	547.8	547.8	547.8	547.8	+0.0	+0
Agricultural & Extractive	1,230.8	1,230.8	1,225.3	1,225.3	-5.5	+0
Parks	6,548.4	6,548.4	6,548.3	6,548.3	-0.1	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	18,602.4	18,312.0	2,509.9	0.0	-18,312.0	-
Low Density Single Family	18,578.9	18,290.2	2,498.2	0.0	-18,290.2	-
Single Family	2.8	2.7	0.6	0.0	-2.7	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	6.7	6.5	4.3	0.0	-6.5	-
Commercial/Services	14.0	12.8	6.9	0.0	-12.8	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	1,710.3	1,710.3	1,710.3	1,710.3	+0.0	-

EDUs	+996

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Lakeside Community Planning Area (including Pepper Drive-Bostonia)

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	26,624	27,237	31,962	31,962	+4,725	-
Single Family (units)	14,722	15,196	18,497	18,497	+3,301	+3,301
Multi-Family (units)	6,695	6,834	7,723	7,723	+889	+519
Mobile Home (units)	5,207	5,207	5,742	5,742	+535	+223
TOTAL ACRES	46,022.0	46,022.0	46,022.0	46,022.0	+0.0	-
Developed Acres	28,604.0	30,545.5	41,328.2	42,356.9	+11,811.5	-
All Residential	12,344.7	14,247.8	24,824.8	25,422.8	+11,174.9	-
Industrial	347.4	381.0	564.0	985.0	+604.0	+7,550
Commercial/Services	362.4	372.9	404.7	412.8	+40.0	+1,332
Office	25.9	25.9	25.9	25.9	+0.0	+0
Schools	218.7	218.7	218.7	218.7	+0.0	+0
Roads & Freeways	1,887.7	1,887.8	1,887.8	1,889.4	+1.6	+0
Agricultural & Extractive	927.3	921.6	912.4	912.4	-9.2	+0
Parks	12,489.9	12,489.9	12,489.9	12,489.9	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	13,752.8	11,811.4	1,028.7	0.0	-11,811.4	-
Low Density Single Family	12,463.1	10,637.4	572.6	0.0	-10,637.4	-
Single Family	533.5	455.8	15.6	0.0	-455.8	-
Multi-Family	83.0	83.0	9.7	0.0	-83.0	-
Industrial	624.2	596.3	421.0	0.0	-596.3	-
Commercial/Services	47.5	37.2	8.1	0.0	-37.2	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	1.6	1.6	1.6	0.0	-1.6	-
Constrained Acres	3,665.2	3,665.2	3,665.1	3,665.1	-0.1	-

EDUs	+12,924

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Mountain Empire Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	2,632	2,665	5,838	5,838	+3,173	-
Single Family (units)	1,961	1,994	5,082	5,082	+3,088	+3,088
Multi-Family (units)	39	39	60	60	+21	+12
Mobile Home (units)	632	632	696	696	+64	+27
TOTAL ACRES	304,291.6	304,291.6	304,291.5	304,291.5	-0.0	-
Developed Acres	173,899.9	174,503.0	243,177.3	252,713.7	+78,210.8	-
All Residential	11,174.6	11,732.3	80,297.4	89,710.1	+77,977.8	-
Industrial	149.6	150.1	157.4	201.9	+51.8	+648
Commercial/Services	369.3	418.6	524.9	604.1	+185.6	+6,185
Office	0.0	0.0	0.0	0.0	+0.0	+0
Schools	59.0	59.1	59.1	59.1	+0.1	+0
Roads & Freeways	4,226.7	4,226.7	4,226.7	4,226.7	+0.0	+0
Agricultural & Extractive	3,403.1	3,398.6	3,394.1	3,394.1	-4.5	+0
Parks	154,517.6	154,517.7	154,517.7	154,517.7	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	78,813.8	78,210.8	9,536.4	0.0	-78,210.8	-
Low Density Single Family	78,001.9	77,470.4	9,406.2	0.0	-77,470.4	-
Single Family	520.7	498.9	5.4	0.0	-498.9	-
Multi-Family	4.2	4.2	1.1	0.0	-4.2	-
Industrial	52.3	51.8	44.5	0.0	-51.8	-
Commercial/Services	234.7	185.5	79.2	0.0	-185.5	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	51,577.8	51,577.8	51,577.8	51,577.8	+0.0	-

EDUs	**+9,960**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for North County Metro Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	14,388	14,901	28,356	28,356	+13,455	-
Single Family (units)	12,321	12,833	23,829	23,829	+10,996	+10,996
Multi-Family (units)	1,277	1,277	3,677	3,677	+2,400	+1,400
Mobile Home (units)	790	791	850	850	+59	+25
TOTAL ACRES	56,236.9	56,236.9	56,236.8	56,236.8	-0.1	-
Developed Acres	31,064.0	32,579.6	48,871.3	49,818.7	+17,239.1	-
All Residential	19,123.5	20,655.7	36,844.9	37,780.7	+17,125.5	-
Industrial	122.6	124.5	200.8	200.8	+76.4	+954
Commercial/Services	671.7	677.4	735.1	735.1	+57.8	+1,925
Office	0.0	1.1	10.9	12.1	+11.1	+276
Schools	10.4	10.6	18.2	18.2	+7.7	+32
Roads & Freeways	1,775.1	1,775.2	1,775.2	1,785.6	+10.5	+0
Agricultural & Extractive	3,906.5	3,881.2	3,832.0	3,832.0	-49.2	+0
Parks	5,454.2	5,454.2	5,454.2	5,454.2	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	18,754.8	17,239.2	947.4	0.0	-17,239.2	-
Low Density Single Family	17,615.0	16,215.5	931.5	0.0	-16,215.5	-
Single Family	1,016.4	907.4	4.4	0.0	-907.4	-
Multi-Family	6.0	6.0	0.0	0.0	-6.0	-
Industrial	84.4	80.0	0.0	0.0	-80.0	-
Commercial/Services	7.3	5.9	0.0	0.0	-5.9	-
Office	12.1	11.1	1.2	0.0	-11.1	-
Schools	3.3	3.2	0.0	0.0	-3.2	-
Roads & Freeways	10.4	10.4	10.4	0.0	-10.4	-
Constrained Acres	6,418.2	6,418.2	6,418.1	6,418.1	-0.0	-

EDUs	+15,608

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for North Mountain Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	1,706	1,740	3,209	3,209	+1,469	-
Single Family (units)	1,200	1,234	2,651	2,651	+1,417	+1,417
Multi-Family (units)	1	1	1	1	+0	+0
Mobile Home (units)	505	505	557	557	+52	+22
TOTAL ACRES	311,779.8	311,779.9	311,779.9	311,779.9	+0.1	-
Developed Acres	88,364.3	89,037.5	146,055.8	157,134.5	+68,097.1	-
All Residential	9,143.3	9,813.5	66,828.3	77,906.9	+68,093.6	-
Industrial	191.8	192.1	192.4	192.4	+0.3	+4
Commercial/Services	949.9	952.6	955.7	955.8	+3.3	+108
Office	6.7	6.7	6.7	6.7	+0.0	+0
Schools	15.3	15.3	15.3	15.3	+0.0	+0
Roads & Freeways	1,667.9	1,667.9	1,667.9	1,667.9	+0.0	+0
Agricultural & Extractive	31,731.8	31,731.8	31,731.8	31,731.8	+0.0	+0
Parks	44,624.6	44,624.7	44,624.7	44,624.7	+0.1	+0
Military Use	33.0	33.0	33.0	33.0	+0.0	-
Vacant Developable Acres	68,770.3	68,097.2	11,078.7	0.0	-68,097.2	-
Low Density Single Family	68,725.1	68,056.0	11,077.0	0.0	-68,056.0	-
Single Family	39.8	38.2	1.6	0.0	-38.2	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	0.0	0.0	0.0	0.0	+0.0	-
Commercial/Services	5.5	3.1	0.1	0.0	-3.1	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	154,645.2	154,645.2	154,645.2	154,645.2	+0.0	-

EDUs	+1,551

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Otay Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	3	3	1,938	1,938	+1,935	-
Single Family (units)	3	3	1,938	1,938	+1,935	+1,935
Multi-Family (units)	0	0	0	0	+0	+0
Mobile Home (units)	0	0	0	0	+0	+0
TOTAL ACRES	28,433.7	28,433.7	28,433.6	28,433.6	-0.1	-
Developed Acres	17,372.7	17,691.7	20,115.4	20,410.2	+2,718.6	-
All Residential	1,294.3	1,599.9	3,531.7	3,533.4	+1,933.5	-
Industrial	162.2	169.1	822.1	1,053.9	+884.8	+11,060
Commercial/Services	4.3	5.4	185.0	218.7	+213.4	+7,112
Office	0.0	0.0	0.0	0.0	+0.0	+0
Schools	0.0	0.0	0.0	0.0	+0.0	+0
Roads & Freeways	56.4	76.1	95.8	123.4	+47.3	+0
Agricultural & Extractive	1,786.2	1,771.9	1,411.5	1,411.5	-360.4	+0
Parks	14,069.3	14,069.3	14,069.3	14,069.3	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	3,037.5	2,718.6	294.8	0.0	-2,718.6	-
Low Density Single Family	1,859.2	1,553.7	1.7	0.0	-1,553.7	-
Single Family	275.5	275.4	0.0	0.0	-275.4	-
Multi-Family	104.4	104.4	0.0	0.0	-104.4	-
Industrial	572.3	565.4	231.8	0.0	-565.4	-
Commercial/Services	187.7	186.7	33.7	0.0	-186.7	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	38.4	33.0	27.6	0.0	-33.0	-
Constrained Acres	8,023.5	8,023.5	8,023.5	8,023.5	+0.0	-

EDUs	**+20,107**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Pala-Pauma Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	2,071	2,133	4,244	4,244	+2,111	-
Single Family (units)	1,512	1,574	3,630	3,630	+2,056	+2,056
Multi-Family (units)	12	12	12	12	+0	+0
Mobile Home (units)	547	547	602	602	+55	+23
TOTAL ACRES	73,705.4	73,705.4	73,705.4	73,705.4	+0.0	-
Developed Acres	24,880.7	25,138.9	51,026.9	53,913.1	+28,774.3	-
All Residential	13,061.9	13,301.0	39,161.0	42,047.2	+28,746.3	-
Industrial	86.9	87.0	87.5	87.5	+0.5	+7
Commercial/Services	359.1	405.4	470.6	470.6	+65.2	+2,173
Office	2.7	2.7	2.7	2.7	+0.0	+0
Schools	16.1	16.1	16.1	16.1	+0.0	+0
Roads & Freeways	541.4	541.4	541.3	541.3	-0.0	+0
Agricultural & Extractive	6,357.2	6,330.0	6,292.3	6,292.3	-37.7	+0
Parks	4,455.4	4,455.4	4,455.4	4,455.4	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	29,032.3	28,774.2	2,886.2	0.0	-28,774.2	-
Low Density Single Family	28,904.4	28,672.1	2,880.6	0.0	-28,672.1	-
Single Family	80.7	74.0	5.6	0.0	-74.0	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	0.6	0.6	0.0	0.0	-0.6	-
Commercial/Services	46.7	27.6	0.0	0.0	-27.6	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	19,792.3	19,792.3	19,792.3	19,792.3	+0.0	-

EDUs	**+4,259**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program
LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's
for Pendleton-De Luz Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	6,689	6,681	7,108	7,108	+427	-
Single Family (units)	4,738	4,732	5,130	5,130	+398	+398
Multi-Family (units)	1,713	1,711	1,713	1,713	+2	+1
Mobile Home (units)	238	238	265	265	+27	+11
TOTAL ACRES	163,288.0	163,288.0	163,288.0	163,288.0	+0.0	-
Developed Acres	150,479.2	150,522.6	159,888.8	160,394.5	+9,871.9	-
All Residential	5,789.1	5,832.4	15,198.1	15,703.8	+9,871.4	-
Industrial	1,022.7	1,022.7	1,022.7	1,022.7	+0.0	+0
Commercial/Services	375.8	375.8	376.3	376.3	+0.5	+17
Office	43.0	43.0	43.0	43.0	+0.0	+0
Schools	63.0	63.0	63.0	63.0	+0.0	+0
Roads & Freeways	1,084.6	1,085.3	1,085.9	1,085.9	+0.7	+0
Agricultural & Extractive	2,161.7	2,161.1	2,160.5	2,160.5	-0.6	+0
Parks	14,187.7	14,187.7	14,187.7	14,187.7	+0.0	+0
Military Use	125,751.6	125,751.6	125,751.6	125,751.6	+0.0	-
Vacant Developable Acres	9,915.3	9,871.9	505.7	0.0	-9,871.9	-
Low Density Single Family	9,914.9	9,871.5	505.7	0.0	-9,871.5	-
Single Family	0.0	0.0	0.0	0.0	+0.0	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	0.0	0.0	0.0	0.0	+0.0	-
Commercial/Services	0.4	0.4	0.0	0.0	-0.4	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	2,893.5	2,893.5	2,893.4	2,893.4	-0.0	-

EDUs	**+427**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Rainbow Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	707	721	1,326	1,326	+605	-
Single Family (units)	513	527	1,114	1,114	+587	+587
Multi-Family (units)	17	17	17	17	+0	+0
Mobile Home (units)	177	177	195	195	+18	+8
TOTAL ACRES	9,662.2	9,662.3	9,662.3	9,662.3	+0.0	-
Developed Acres	4,993.0	5,200.2	8,765.8	9,433.3	+4,233.2	-
All Residential	3,261.5	3,466.6	6,971.0	7,599.8	+4,133.1	-
Industrial	25.7	27.8	89.4	124.8	+97.0	+1,213
Commercial/Services	19.3	19.9	33.9	37.2	+17.3	+577
Office	0.0	0.0	0.0	0.0	+0.0	+0
Schools	8.6	8.6	8.6	8.6	+0.0	+0
Roads & Freeways	320.8	320.8	320.8	320.8	+0.0	+0
Agricultural & Extractive	1,090.6	1,090.0	1,075.6	1,075.6	-14.3	+0
Parks	266.5	266.5	266.5	266.5	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	4,440.3	4,233.2	667.5	0.0	-4,233.2	-
Low Density Single Family	4,286.3	4,084.9	628.8	0.0	-4,084.9	-
Single Family	51.8	48.2	0.0	0.0	-48.2	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	93.6	91.5	35.4	0.0	-91.5	-
Commercial/Services	8.5	8.6	3.3	0.0	-8.6	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	228.9	228.9	228.9	228.9	+0.0	-

EDUs	+2,384

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program
LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's
for Ramona Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	11,190	11,872	17,692	17,692	+5,820	-
Single Family (units)	9,051	9,716	15,157	15,157	+5,441	+5,441
Multi-Family (units)	1,434	1,448	1,762	1,762	+314	+183
Mobile Home (units)	705	708	773	773	+65	+27
TOTAL ACRES	84,005.4	84,005.4	84,005.3	84,005.3	-0.1	-
Developed Acres	37,093.1	38,980.1	74,463.3	77,388.2	+38,408.1	-
All Residential	24,991.0	26,868.0	62,237.8	65,078.8	+38,210.8	-
Industrial	457.1	462.1	599.8	632.1	+170.1	+2,126
Commercial/Services	707.2	712.8	780.8	818.4	+105.6	+3,520
Office	12.5	13.1	32.2	35.3	+22.3	+556
Schools	126.8	129.3	131.7	131.9	+2.6	+11
Roads & Freeways	1,540.9	1,540.9	1,540.8	1,551.5	+10.7	+0
Agricultural & Extractive	4,130.6	4,127.1	4,013.2	4,013.2	-113.9	+0
Parks	5,127.0	5,127.0	5,127.0	5,127.0	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	40,295.1	38,408.1	2,924.9	0.0	-38,408.1	-
Low Density Single Family	38,680.6	36,898.9	2,817.1	0.0	-36,898.9	-
Single Family	1,428.6	1,332.8	23.8	0.0	-1,332.8	-
Multi-Family	6.2	6.2	0.1	0.0	-6.2	-
Industrial	70.3	68.9	32.3	0.0	-68.9	-
Commercial/Services	86.9	81.4	37.6	0.0	-81.4	-
Office	6.8	6.8	3.1	0.0	-6.8	-
Schools	5.0	2.6	0.2	0.0	-2.6	-
Roads & Freeways	10.7	10.7	10.7	0.0	-10.7	-
Constrained Acres	6,617.2	6,617.2	6,617.2	6,617.2	+0.0	-

EDUs	**+11,864**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for San Dieguito Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	5,025	6,795	12,678	12,678	+5,883	-
Single Family (units)	4,561	6,169	10,879	10,879	+4,710	+4,710
Multi-Family (units)	452	614	1,787	1,787	+1,173	+684
Mobile Home (units)	12	12	12	12	+0	+0
TOTAL ACRES	29,908.5	29,908.5	29,908.5	29,908.5	+0.0	-
Developed Acres	16,523.5	17,343.1	24,528.9	25,151.7	+7,808.7	-
All Residential	10,828.3	11,665.5	18,718.9	19,123.3	+7,458.0	-
Industrial	205.7	252.7	385.1	385.1	+132.4	+1,655
Commercial/Services	951.7	953.1	1,032.5	1,032.5	+79.5	+2,648
Office	29.2	29.5	30.3	30.3	+0.9	+21
Schools	34.3	35.4	108.8	108.8	+73.5	+306
Roads & Freeways	1,133.2	1,133.2	1,133.2	1,351.6	+218.4	+0
Agricultural & Extractive	705.6	683.6	575.0	575.0	-108.6	+0
Parks	2,635.5	2,590.3	2,545.1	2,545.1	-45.2	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	8,628.2	7,808.7	622.8	0.0	-7,808.7	-
Low Density Single Family	7,508.7	6,841.8	398.0	0.0	-6,841.8	-
Single Family	659.8	510.5	0.7	0.0	-510.5	-
Multi-Family	84.9	84.9	5.7	0.0	-84.9	-
Industrial	78.0	76.3	0.0	0.0	-76.3	-
Commercial/Services	45.6	44.3	0.0	0.0	-44.3	-
Office	1.1	0.9	0.0	0.0	-0.9	-
Schools	31.8	31.8	0.0	0.0	-31.8	-
Roads & Freeways	218.4	218.4	218.4	0.0	-218.4	-
Constrained Acres	4,756.8	4,756.8	4,756.8	4,756.8	+0.0	-

EDUs	**+10,025**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Spring Valley Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	19,503	19,812	21,886	21,886	+2,074	-
Single Family (units)	13,794	14,015	15,464	15,464	+1,449	+1,449
Multi-Family (units)	4,232	4,320	4,791	4,791	+471	+275
Mobile Home (units)	1,477	1,477	1,631	1,631	+154	+64
TOTAL ACRES	7,497.1	7,497.1	7,497.1	7,497.1	+0.0	-
Developed Acres	5,960.2	6,168.6	6,857.5	6,931.0	+762.5	-
All Residential	3,754.6	3,879.4	4,436.9	4,457.6	+578.2	-
Industrial	240.3	243.4	273.8	295.8	+52.5	+656
Commercial/Services	186.9	190.5	224.0	248.1	+57.7	+1,922
Office	3.6	3.8	5.6	6.5	+2.7	+68
Schools	225.1	225.1	225.1	225.1	+0.0	+0
Roads & Freeways	1,097.8	1,174.6	1,251.3	1,257.1	+82.6	+0
Agricultural & Extractive	11.2	11.2	0.1	0.1	-11.1	+0
Parks	440.7	440.7	440.7	440.7	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	970.7	762.3	73.5	0.0	-762.3	-
Low Density Single Family	46.2	37.8	10.0	0.0	-37.8	-
Single Family	615.0	505.3	4.1	0.0	-505.3	-
Multi-Family	41.7	35.0	6.6	0.0	-35.0	-
Industrial	44.4	41.4	22.0	0.0	-41.4	-
Commercial/Services	61.2	57.7	24.1	0.0	-57.7	-
Office	2.9	2.7	0.9	0.0	-2.7	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	159.4	82.6	5.8	0.0	-82.6	-
Constrained Acres	566.1	566.2	566.2	566.2	+0.0	-

EDUs	**+4,433**

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Sweetwater Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	4,458	4,808	5,147	5,154	+346	-
Single Family (units)	3,770	4,120	4,467	4,474	+354	+354
Multi-Family (units)	659	659	651	651	-8	+0
Mobile Home (units)	29	29	29	29	+0	+0
TOTAL ACRES	8,396.7	8,396.7	8,396.7	8,396.7	+0.0	-
Developed Acres	6,124.8	6,521.4	7,256.2	7,297.6	+776.2	-
All Residential	2,150.1	2,466.5	3,083.0	3,085.8	+619.3	-
Industrial	227.7	228.4	232.8	233.8	+5.4	+68
Commercial/Services	287.7	289.3	311.8	313.8	+24.6	+818
Office	5.8	5.8	7.7	7.7	+1.9	+48
Schools	18.7	19.4	31.6	31.6	+12.2	+51
Roads & Freeways	508.6	585.9	663.1	698.7	+112.9	+0
Agricultural & Extractive	20.8	20.8	20.8	20.8	+0.0	+0
Parks	2,905.4	2,905.4	2,905.4	2,905.4	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	1,172.7	776.2	41.4	0.0	-776.2	-
Low Density Single Family	0.0	0.0	0.0	0.0	+0.0	-
Single Family	938.4	622.1	2.7	0.0	-622.1	-
Multi-Family	0.4	0.4	0.1	0.0	-0.4	-
Industrial	6.1	5.4	1.0	0.0	-5.4	-
Commercial/Services	22.9	21.4	2.0	0.0	-21.4	-
Office	1.9	1.9	0.0	0.0	-1.9	-
Schools	12.9	12.2	0.0	0.0	-12.2	-
Roads & Freeways	190.2	112.9	35.6	0.0	-112.9	-
Constrained Acres	1,099.2	1,099.2	1,099.2	1,099.2	+0.0	-

EDUs	+1,338

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Valle De Oro Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	14,540	15,061	15,474	15,499	+438	-
Single Family (units)	11,390	11,591	12,006	12,031	+440	+440
Multi-Family (units)	3,032	3,352	3,352	3,352	+0	+0
Mobile Home (units)	118	118	116	116	-2	+0
TOTAL ACRES	13,130.2	13,130.2	13,130.2	13,130.2	+0.0	-
Developed Acres	11,542.7	11,746.5	12,606.0	12,672.6	+926.2	-
All Residential	6,193.8	6,369.1	7,075.2	7,140.1	+770.8	-
Industrial	61.4	69.0	86.2	86.2	+17.3	+216
Commercial/Services	713.7	725.4	762.8	762.8	+37.4	+1,248
Office	6.3	6.3	6.3	6.3	+0.0	+0
Schools	384.5	384.5	384.5	384.5	+0.0	+0
Roads & Freeways	1,117.7	1,127.0	1,225.6	1,227.3	+100.4	+0
Agricultural & Extractive	162.8	162.9	162.9	162.9	+0.0	+0
Parks	2,902.5	2,902.5	2,902.5	2,902.5	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	1,129.8	926.1	66.6	0.0	-926.1	-
Low Density Single Family	579.5	480.4	37.0	0.0	-480.4	-
Single Family	358.1	281.2	22.6	0.0	-281.2	-
Multi-Family	12.7	12.7	5.2	0.0	-12.7	-
Industrial	24.8	17.3	0.0	0.0	-17.3	-
Commercial/Services	45.1	34.2	0.0	0.0	-34.2	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	0.0	0.0	0.0	0.0	+0.0	-
Roads & Freeways	109.6	100.4	1.7	0.0	-100.4	-
Constrained Acres	457.7	457.7	457.7	457.7	+0.0	-

EDUs	+1,904

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

County of San Diego TIF Program

LAND USE DATA, GROWTH POTENTIAL & PROJECTED EDU's

for Valley Center Community Planning Area

LAND USE	2000	FORECAST YEAR			CHANGE (2004 to Build-Out)	
		2004 *	2030	Build-Out	Acres/Units	EDU's
TOTAL RESIDENTIAL UNITS	5,529	6,087	13,502	14,279	+8,192	-
Single Family (units)	4,455	5,012	12,329	12,439	+7,427	+7,427
Multi-Family (units)	113	113	113	780	+667	+389
Mobile Home (units)	961	962	1,060	1,060	+98	+41
TOTAL ACRES	55,299.7	55,299.8	55,299.8	55,299.8	+0.1	-
Developed Acres	39,216.1	40,057.5	51,387.6	52,106.7	+12,049.2	-
All Residential	28,685.8	29,544.4	40,820.8	41,539.9	+11,995.5	-
Industrial	170.5	172.5	221.3	221.3	+48.9	+611
Commercial/Services	276.5	284.3	359.9	359.9	+75.7	+2,522
Office	11.8	11.8	11.8	11.8	+0.0	+0
Schools	129.7	131.7	161.7	161.7	+30.1	+125
Roads & Freeways	673.3	673.3	673.3	673.3	+0.0	+0
Agricultural & Extractive	6,600.8	6,572.0	6,471.1	6,471.1	-100.9	+0
Parks	2,667.7	2,667.7	2,667.7	2,667.7	+0.0	+0
Military Use	0.0	0.0	0.0	0.0	+0.0	-
Vacant Developable Acres	12,890.5	12,049.2	719.1	0.0	-12,049.2	-
Low Density Single Family	12,123.6	11,481.3	718.1	0.0	-11,481.3	-
Single Family	679.9	488.9	0.9	0.0	-488.9	-
Multi-Family	0.0	0.0	0.0	0.0	+0.0	-
Industrial	29.8	27.9	0.0	0.0	-27.9	-
Commercial/Services	25.3	21.1	0.0	0.0	-21.1	-
Office	0.0	0.0	0.0	0.0	+0.0	-
Schools	32.0	30.1	0.0	0.0	-30.1	-
Roads & Freeways	0.0	0.0	0.0	0.0	+0.0	-
Constrained Acres	3,193.1	3,193.1	3,193.1	3,193.1	+0.0	-

EDUs	+11,114

* Residential units based on SANDAG current year (2004) estimate. Non-residential acreage based on average of 2000 and 2010 values.

SOURCES:

Final 2030 Cities/County Forecast (SANDAG, December 2003).

General Plan 2020 Build-Out Residential Growth Estimates (County of San Diego, October 2004).

San Diego Traffic Generators Manual (SANDAG, April 2002).

Appendix C

Fee Schedules

County of San Diego TIF Progam

ALPINE FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$4,433 / unit
Residential - Condominium & Multi-Family [1]	$2,955 / unit
Residential - Retirement Community	$1,478 / unit
Commercial - General (including Retail & Dining)	$14.78 / sq ft
Commercial - Regional Shopping Center	$18.47 / sq ft
Commercial - Community Shopping Center	$29.55 / sq ft
Commercial - Neighborhood Shopping Center	$44.33 / sq ft
Industrial - General (including Business Parks)	$3.69 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.48 / sq ft
Industrial - Research & Development	$2.96 / sq ft
Office - Low Rise (up to 5 stories)	$7.39 / sq ft
Office - High Rise (6 or more stories)	$6.28 / sq ft
Recreation - Golf Course	$2,586 / acre
Other	$369.42 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

BONSALL FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$10,139 / unit
Residential - Condominium & Multi-Family [1]	$6,759 / unit
Residential - Retirement Community	$3,380 / unit
Commercial - General (including Retail & Dining)	$33.80 / sq ft
Commercial - Regional Shopping Center	$42.25 / sq ft
Commercial - Community Shopping Center	$67.59 / sq ft
Commercial - Neighborhood Shopping Center	$101.39 / sq ft
Industrial - General (including Business Parks)	$8.45 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$3.38 / sq ft
Industrial - Research & Development	$6.76 / sq ft
Office - Low Rise (up to 5 stories)	$16.90 / sq ft
Office - High Rise (6 or more stories)	$14.36 / sq ft
Recreation - Golf Course	$5,914 / acre
Other	$844.92 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

CENTRAL MOUNTAIN FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$2,596 / unit
Residential - Condominium & Multi-Family [(1)]	$1,731 / unit
Residential - Retirement Community	$865 / unit
Commercial - General (including Retail & Dining)	$8.65 / sq ft
Commercial - Regional Shopping Center	$10.82 / sq ft
Commercial - Community Shopping Center	$17.31 / sq ft
Commercial - Neighborhood Shopping Center	$25.96 / sq ft
Industrial - General (including Business Parks)	$2.16 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$0.87 / sq ft
Industrial - Research & Development	$1.73 / sq ft
Office - Low Rise (up to 5 stories)	$4.33 / sq ft
Office - High Rise (6 or more stories)	$3.68 / sq ft
Recreation - Golf Course	$1,514 / acre
Other	$216.33 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

COUNTY ISLANDS FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$2,859 / unit
Residential - Condominium & Multi-Family [1]	$1,906 / unit
Residential - Retirement Community	$953 / unit
Commercial - General (including Retail & Dining)	$9.53 / sq ft
Commercial - Regional Shopping Center	$11.91 / sq ft
Commercial - Community Shopping Center	$19.06 / sq ft
Commercial - Neighborhood Shopping Center	$28.59 / sq ft
Industrial - General (including Business Parks)	$2.38 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$0.95 / sq ft
Industrial - Research & Development	$1.91 / sq ft
Office - Low Rise (up to 5 stories)	$4.77 / sq ft
Office - High Rise (6 or more stories)	$4.05 / sq ft
Recreation - Golf Course	$1,668 / acre
Other	$238.25 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

CREST-DEHESA FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$3,741 / unit
Residential - Condominium & Multi-Family [1]	$2,494 / unit
Residential - Retirement Community	$1,247 / unit
Commercial - General (including Retail & Dining)	$12.47 / sq ft
Commercial - Regional Shopping Center	$15.59 / sq ft
Commercial - Community Shopping Center	$24.94 / sq ft
Commercial - Neighborhood Shopping Center	$37.41 / sq ft
Industrial - General (including Business Parks)	$3.12 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.25 / sq ft
Industrial - Research & Development	$2.49 / sq ft
Office - Low Rise (up to 5 stories)	$6.24 / sq ft
Office - High Rise (6 or more stories)	$5.30 / sq ft
Recreation - Golf Course	$2,182 / acre
Other	$311.75 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

DESERT FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$2,859 / unit
Residential - Condominium & Multi-Family [(1)]	$1,906 / unit
Residential - Retirement Community	$953 / unit
Commercial - General (including Retail & Dining)	$9.53 / sq ft
Commercial - Regional Shopping Center	$11.91 / sq ft
Commercial - Community Shopping Center	$19.06 / sq ft
Commercial - Neighborhood Shopping Center	$28.59 / sq ft
Industrial - General (including Business Parks)	$2.38 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$0.95 / sq ft
Industrial - Research & Development	$1.91 / sq ft
Office - Low Rise (up to 5 stories)	$4.77 / sq ft
Office - High Rise (6 or more stories)	$4.05 / sq ft
Recreation - Golf Course	$1,668 / acre
Other	$238.25 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

JAMUL-DULZURA FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$4,729 / unit
Residential - Condominium & Multi-Family [(1)]	$3,153 / unit
Residential - Retirement Community	$1,576 / unit
Commercial - General (including Retail & Dining)	$15.76 / sq ft
Commercial - Regional Shopping Center	$19.70 / sq ft
Commercial - Community Shopping Center	$31.53 / sq ft
Commercial - Neighborhood Shopping Center	$47.29 / sq ft
Industrial - General (including Business Parks)	$3.94 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.58 / sq ft
Industrial - Research & Development	$3.15 / sq ft
Office - Low Rise (up to 5 stories)	$7.88 / sq ft
Office - High Rise (6 or more stories)	$6.70 / sq ft
Recreation - Golf Course	$2,759 / acre
Other	$394.08 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

JULIAN FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$2,596 / unit
Residential - Condominium & Multi-Family [(1)]	$1,731 / unit
Residential - Retirement Community	$865 / unit
Commercial - General (including Retail & Dining)	$8.65 / sq ft
Commercial - Regional Shopping Center	$10.82 / sq ft
Commercial - Community Shopping Center	$17.31 / sq ft
Commercial - Neighborhood Shopping Center	$25.96 / sq ft
Industrial - General (including Business Parks)	$2.16 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$0.87 / sq ft
Industrial - Research & Development	$1.73 / sq ft
Office - Low Rise (up to 5 stories)	$4.33 / sq ft
Office - High Rise (6 or more stories)	$3.68 / sq ft
Recreation - Golf Course	$1,514 / acre
Other	$216.33 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

LAKESIDE FEE SCHEDULE

(including Pepper Drive-Bostonia)

LAND USE	APPLICABLE FEE
Residential - Single Family	$6,392 / unit
Residential - Condominium & Multi-Family [(1)]	$4,261 / unit
Residential - Retirement Community	$2,131 / unit
Commercial - General (including Retail & Dining)	$21.31 / sq ft
Commercial - Regional Shopping Center	$26.63 / sq ft
Commercial - Community Shopping Center	$42.61 / sq ft
Commercial - Neighborhood Shopping Center	$63.92 / sq ft
Industrial - General (including Business Parks)	$5.33 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$2.13 / sq ft
Industrial - Research & Development	$4.26 / sq ft
Office - Low Rise (up to 5 stories)	$10.65 / sq ft
Office - High Rise (6 or more stories)	$9.06 / sq ft
Recreation - Golf Course	$3,729 / acre
Other	$532.67 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

MOUNTAIN EMPIRE FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$2,596 / unit
Residential - Condominium & Multi-Family [1]	$1,731 / unit
Residential - Retirement Community	$865 / unit
Commercial - General (including Retail & Dining)	$8.65 / sq ft
Commercial - Regional Shopping Center	$10.82 / sq ft
Commercial - Community Shopping Center	$17.31 / sq ft
Commercial - Neighborhood Shopping Center	$25.96 / sq ft
Industrial - General (including Business Parks)	$2.16 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$0.87 / sq ft
Industrial - Research & Development	$1.73 / sq ft
Office - Low Rise (up to 5 stories)	$4.33 / sq ft
Office - High Rise (6 or more stories)	$3.68 / sq ft
Recreation - Golf Course	$1,514 / acre
Other	$216.33 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

NORTH COUNTY METRO FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$6,239 / unit
Residential - Condominium & Multi-Family [1]	$4,159 / unit
Residential - Retirement Community	$2,080 / unit
Commercial - General (including Retail & Dining)	$20.80 / sq ft
Commercial - Regional Shopping Center	$26.00 / sq ft
Commercial - Community Shopping Center	$41.59 / sq ft
Commercial - Neighborhood Shopping Center	$62.39 / sq ft
Industrial - General (including Business Parks)	$5.20 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$2.08 / sq ft
Industrial - Research & Development	$4.16 / sq ft
Office - Low Rise (up to 5 stories)	$10.40 / sq ft
Office - High Rise (6 or more stories)	$8.84 / sq ft
Recreation - Golf Course	$3,639 / acre
Other	$519.92 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

NORTH MOUNTAIN FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$2,596 / unit
Residential - Condominium & Multi-Family [(1)]	$1,731 / unit
Residential - Retirement Community	$865 / unit
Commercial - General (including Retail & Dining)	$8.65 / sq ft
Commercial - Regional Shopping Center	$10.82 / sq ft
Commercial - Community Shopping Center	$17.31 / sq ft
Commercial - Neighborhood Shopping Center	$25.96 / sq ft
Industrial - General (including Business Parks)	$2.16 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$0.87 / sq ft
Industrial - Research & Development	$1.73 / sq ft
Office - Low Rise (up to 5 stories)	$4.33 / sq ft
Office - High Rise (6 or more stories)	$3.68 / sq ft
Recreation - Golf Course	$1,514 / acre
Other	$216.33 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

OTAY FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$3,423 / unit
Residential - Condominium & Multi-Family [(1)]	$2,282 / unit
Residential - Retirement Community	$1,141 / unit
Commercial - General (including Retail & Dining)	$11.41 / sq ft
Commercial - Regional Shopping Center	$14.26 / sq ft
Commercial - Community Shopping Center	$22.82 / sq ft
Commercial - Neighborhood Shopping Center	$34.23 / sq ft
Industrial - General (including Business Parks)	$2.85 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.14 / sq ft
Industrial - Research & Development	$2.28 / sq ft
Office - Low Rise (up to 5 stories)	$5.71 / sq ft
Office - High Rise (6 or more stories)	$4.85 / sq ft
Recreation - Golf Course	$1,997 / acre
Other	$285.25 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

PALA-PAUMA FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$5,723 / unit
Residential - Condominium & Multi-Family [(1)]	$3,815 / unit
Residential - Retirement Community	$1,908 / unit
Commercial - General (including Retail & Dining)	$19.08 / sq ft
Commercial - Regional Shopping Center	$23.85 / sq ft
Commercial - Community Shopping Center	$38.15 / sq ft
Commercial - Neighborhood Shopping Center	$57.23 / sq ft
Industrial - General (including Business Parks)	$4.77 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.91 / sq ft
Industrial - Research & Development	$3.82 / sq ft
Office - Low Rise (up to 5 stories)	$9.54 / sq ft
Office - High Rise (6 or more stories)	$8.11 / sq ft
Recreation - Golf Course	$3,338 / acre
Other	$476.92 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

PENDLETON-DE LUZ FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$4,738 / unit
Residential - Condominium & Multi-Family [1]	$3,159 / unit
Residential - Retirement Community	$1,579 / unit
Commercial - General (including Retail & Dining)	$15.79 / sq ft
Commercial - Regional Shopping Center	$19.74 / sq ft
Commercial - Community Shopping Center	$31.59 / sq ft
Commercial - Neighborhood Shopping Center	$47.38 / sq ft
Industrial - General (including Business Parks)	$3.95 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.58 / sq ft
Industrial - Research & Development	$3.16 / sq ft
Office - Low Rise (up to 5 stories)	$7.90 / sq ft
Office - High Rise (6 or more stories)	$6.71 / sq ft
Recreation - Golf Course	$2,764 / acre
Other	$394.83 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

RAINBOW FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$8,590 / unit
Residential - Condominium & Multi-Family [(1)]	$5,727 / unit
Residential - Retirement Community	$2,863 / unit
Commercial - General (including Retail & Dining)	$28.63 / sq ft
Commercial - Regional Shopping Center	$35.79 / sq ft
Commercial - Community Shopping Center	$57.27 / sq ft
Commercial - Neighborhood Shopping Center	$85.90 / sq ft
Industrial - General (including Business Parks)	$7.16 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$2.86 / sq ft
Industrial - Research & Development	$5.73 / sq ft
Office - Low Rise (up to 5 stories)	$14.32 / sq ft
Office - High Rise (6 or more stories)	$12.17 / sq ft
Recreation - Golf Course	$5,011 / acre
Other	$715.83 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

SAN DIEGUITO FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$7,529 / unit
Residential - Condominium & Multi-Family [1]	$5,019 / unit
Residential - Retirement Community	$2,510 / unit
Commercial - General (including Retail & Dining)	$25.10 / sq ft
Commercial - Regional Shopping Center	$31.37 / sq ft
Commercial - Community Shopping Center	$50.19 / sq ft
Commercial - Neighborhood Shopping Center	$75.29 / sq ft
Industrial - General (including Business Parks)	$6.27 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$2.51 / sq ft
Industrial - Research & Development	$5.02 / sq ft
Office - Low Rise (up to 5 stories)	$12.55 / sq ft
Office - High Rise (6 or more stories)	$10.67 / sq ft
Recreation - Golf Course	$4,392 / acre
Other	$627.42 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

SPRING VALLEY FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$3,421 / unit
Residential - Condominium & Multi-Family [(1)]	$2,281 / unit
Residential - Retirement Community	$1,140 / unit
Commercial - General (including Retail & Dining)	$11.40 / sq ft
Commercial - Regional Shopping Center	$14.25 / sq ft
Commercial - Community Shopping Center	$22.81 / sq ft
Commercial - Neighborhood Shopping Center	$34.21 / sq ft
Industrial - General (including Business Parks)	$2.85 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.14 / sq ft
Industrial - Research & Development	$2.28 / sq ft
Office - Low Rise (up to 5 stories)	$5.70 / sq ft
Office - High Rise (6 or more stories)	$4.85 / sq ft
Recreation - Golf Course	$1,996 / acre
Other	$285.08 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

SWEETWATER FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$3,945 / unit
Residential - Condominium & Multi-Family [1]	$2,630 / unit
Residential - Retirement Community	$1,315 / unit
Commercial - General (including Retail & Dining)	$13.15 / sq ft
Commercial - Regional Shopping Center	$16.44 / sq ft
Commercial - Community Shopping Center	$26.30 / sq ft
Commercial - Neighborhood Shopping Center	$39.45 / sq ft
Industrial - General (including Business Parks)	$3.29 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$1.32 / sq ft
Industrial - Research & Development	$2.63 / sq ft
Office - Low Rise (up to 5 stories)	$6.58 / sq ft
Office - High Rise (6 or more stories)	$5.59 / sq ft
Recreation - Golf Course	$2,301 / acre
Other	$328.75 / trip

[1] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

VALLE DE ORO FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$6,679 / unit
Residential - Condominium & Multi-Family [(1)]	$4,453 / unit
Residential - Retirement Community	$2,226 / unit
Commercial - General (including Retail & Dining)	$22.26 / sq ft
Commercial - Regional Shopping Center	$27.83 / sq ft
Commercial - Community Shopping Center	$44.53 / sq ft
Commercial - Neighborhood Shopping Center	$66.79 / sq ft
Industrial - General (including Business Parks)	$5.57 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$2.23 / sq ft
Industrial - Research & Development	$4.45 / sq ft
Office - Low Rise (up to 5 stories)	$11.13 / sq ft
Office - High Rise (6 or more stories)	$9.46 / sq ft
Recreation - Golf Course	$3,896 / acre
Other	$556.58 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.

County of San Diego TIF Progam

VALLEY CENTER FEE SCHEDULE

LAND USE	APPLICABLE FEE
Residential - Single Family	$6,961 / unit
Residential - Condominium & Multi-Family [(1)]	$4,641 / unit
Residential - Retirement Community	$2,320 / unit
Commercial - General (including Retail & Dining)	$23.20 / sq ft
Commercial - Regional Shopping Center	$29.00 / sq ft
Commercial - Community Shopping Center	$46.41 / sq ft
Commercial - Neighborhood Shopping Center	$69.61 / sq ft
Industrial - General (including Business Parks)	$5.80 / sq ft
Industrial - Manufacturing, Storage & Warehousing	$2.32 / sq ft
Industrial - Research & Development	$4.64 / sq ft
Office - Low Rise (up to 5 stories)	$11.60 / sq ft
Office - High Rise (6 or more stories)	$9.86 / sq ft
Recreation - Golf Course	$4,061 / acre
Other	$580.08 / trip

[(1)] Includes condominiums, duplexes, apartments, mobile homes and other multi-unit development.